

Planning and Zoning Commission
February 27, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 27, 2018 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins

Members Absent: Jim Phillips
Erik Barnard

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
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, announced Thursday, March 1, 2018 at 5:30 p.m. City Council and the Planning and Zoning Commission will hold a joint work session to discuss modifications to the Zoning Ordinance.

Mr. Brooks reviewed a request for a monument ground sign noting it meets all the requirements. He referenced a request from CCM Engineering for an Ordinance amendment to allow for larger maximum lot coverage.

Mr. Brooks stated there is a Public Hearing on a request for a Specific Use Permit to allow a Bail Bond Agency use within a Planned Development-4-Commercial zoning district. He noted the requested facility has several different offices sharing a common kitchen, common restrooms, and common hallways. Mr. Brooks stated the issue is the applicant can only go in a Commercial zoning district and therefore is limited and he can't obtain his license from the State until he finds a location.

Ms. Kelly Dent, Planner, reviewed a request for a zoning change from Single Family-3 to Planned Development-Single Family-3 with the intent to replat a lot and put a home on the new created lot noting it is not out of character with the homes in that area.

Mr. Brooks stated Mr. Chris Acker seeks a Planned Development to replat a lot into five lots to build single family homes noting Mr. Acker's goal is to build on infill lots. He noted the item after the Public Hearing is a companion case being a Replat.

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3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary