

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

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
Erik Barnard

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
David Hudgins

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
Tommy Ludwig, Executive Director of Development Services
James Gaertner, City Engineer
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, thanked the Commission for attending and participating in the recent joint work session with City Council pertaining to the Zoning Ordinance.

Mr. Brooks referenced Items 9 – 12 pertaining to Karsen Heights LLC and reported they called requesting to withdrawal their applications. He explained to the applicant a written notice to withdraw is required and at briefing time staff has not received written notice. Mr. Brooks stated the Commission can take action.

Ms. Kelly Dent, Planner, reviewed Consent Agenda Item 3d being a Final Plat noting there are items outstanding and will recommend approval per staff comments. She stated the applicant understands the Final Plat will not be filed until a Developer's Agreement is received. The notes reflect the detention ponds will be maintained by HOA. Per discussion with applicant, it will be handled differently and the applicant will need to note the specifics.

Ms. Dent reviewed Items 4 & 5 noting the location is in the ETJ. She reported staff received notice that Rocket Water can supply the water but can't supply fire flow. Ms. Dent explained the City requires fire flow, however, City Council can determine the outcome.

Ms. Dent reported Item 6 is a Replat and applicant will need water services prior to filing. She stated the applicant is working on it.

Ms. Dent reviewed Item 7 being a replat noting the applicant is moving lot lines with neighbor. Applicant will need a separate notary statement for each owner.

Ms. Dent reviewed Item 8 noting the applicant is selling off some land and therefore requested to replat. She stated they have the water and met the fire flow requirements. Ms. Dent stated staff will recommend approval.

Ms. Dent reviewed Item 13 noting the applicant will be requesting a Specific Use Permit (SUP) for a private stable. The SUP is required due to the stable being larger than 700 square feet. She explained if approved, staff recommends extending the SUP approval for two (2) years to allow the applicant to get a main structure (house) built. Ms. Dent stated, at this time, she doesn't know if the applicant is opposed to the delay. She noted the applicant does understand the SUP is for private use only.

3. Adjourn

There being no further business, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary