

Planning and Zoning Commission  
May 8, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 8, 2018 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Jim Phillips  
Erik Barnard  
David Hudgins

Members Absent: Rick Keeler, Chairman  
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Executive Director of Community Development  
Lori Cartwright, City Secretary  
David Hill, Council Representative

## **1. Call to Order**

Vice Chairman Melissa Ballard called the meeting to order.

## **2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting**

*{Mr. Jim Phillips arrived}*

Mr. Shon Brooks, Director of Planning, reviewed the Final Plat under the Consent Agenda noting it is ready for approval. He reviewed a request for a garage accessory dwelling noting the applicant was approved but didn't apply for a building permit in time. Applicant is re-applying for a Specific Use Permit. Staff received one (1) response in support and one (1) response in opposition.

Mr. Brooks reviewed a Replat in Rose Hill Acres Addition to create one lot noting the location is Highway 77 and John Arden Blvd. Mr. James Gaertner, City Engineer, recommended obtaining enough easement and right-of-way for a future street that is depicted on the City's Thoroughfare Plan.

Mr. Brooks reviewed a request for a Replat for Oak Chase Apartments noting this is cleaning up the building lines. He reviewed a request to allow a car wash noting a request within a General Retail zoning district requires a Specific Use Permit. He stated four (4) oppositions were filed with staff. Mr. Brooks stated a Replat accompanies the request to separate the lots.

Mr. Brooks reviewed a request to repeal the current City Comprehensive Zoning Ordinance and replace it in its entirety with a new City Comprehensive Zoning Ordinance. He recapped the requested amendments as results from three (3) City Council and Planning and Zoning Commission workshops. A lengthy discussion was held.

Planning and Zoning Commission

May 8, 2018

Page 2

**3. Adjourn**

There being no further business, the meeting adjourned at 6:51 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary