

Planning and Zoning Commission  
May 22, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 22, 2018 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Bonney Ramsey  
Jim Phillips  
David Hudgins

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman  
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

Others Absent: 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**

Mr. Shon Brooks, Director of Planning, announced City Council passed the Zoning Ordinance and anything new coming in will fall under the new ordinance. He stated Council did remove the ten foot buffer between commercial and residential. Mr. Brooks noted the Parking Zoning District was left as an obsolete and the case behind the WISD Administration Building was left alone. He reported several items were passed noting we came out with a good Zoning Ordinance.

Staff reviewed the Final Plat under the Consent Agenda noting it is ready for approval per staff comments noting staff needs evidence of a HOA.

Staff reviewed a request from Acker Construction going to straight General Retail. Chairman Keeler stated he would like to see the development go to the street and be required to have curb and gutter along Indian Drive.

Staff reviewed a request for a Preliminary Plat (PP-18-0052). Mr. James Gaertner, City Engineer, stated the applicant needs to address minor comments.

Staff reviewed Preliminary Plat (PP-18-0046) and Final Plat (FP-18-0047) of Laguna Vista Place Phase 2 noting there are acreage discrepancies and the applicant may need to realign the road and additional right-of-way may be required. Mr. Gaertner stated the applicant will have to provide water service.

Staff reported ZC-18-0041 is a request from Cardinal IG Company to clean up the site from two (2) zoning districts to one (1) zoning district.

Staff reported SU-18-0070 is a clean-up from the new Zoning Ordinance.

Staff reviewed ZC-18-0042 noting it is approximately 500 acres and the owner wants to change the zoning from Future Development to Commercial, Single Family-3 and Light Industrial-2. Staff stated the property should have more retail zoning than commercial.

Staff reviewed a request for zoning change from Commercial to Light Industrial-1 for a new tenant (ZC-18-0044). The Commission discussed going to a heavier zoning in this area. Mr. Brooks stated there is Light Industrial all around this property. Mr. David Hudgins stated the biggest issue is there is no city water in this area. Mr. Brooks stated it is very expensive to get fire suppression for this property. Ms. Dent stated SU-18-0045 is a companion case to ZC-18-0044 noting the applicant request to keep the gravel in place where the storage would be located. Mr. Gaertner stated because heavy equipment will tear up concrete, the applicant request gravel.

Staff reported the applicant requested a continuance on PD-18-0048 being a zoning change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2 with Concept Plan. Mr. Jim Phillips stated he would like to discuss this in length and maybe bring in all five developers and plan this out. Mr. Brooks stated this item will be recommended for denial; therefore the applicant requested to continue the Public Hearing in order to get back with staff.

Staff reported on SU-18-0054 noting the SUP expires January 1, 2019 and the applicant is requesting to extend the SUP. The applicant would like to continue the usage at the site; however the use and the maintenance of the site are not in compliance with the City's future land use plan for this site.

Staff reported Aspen Community Development has requested a zoning change from Single Family-2 to Planned Development-SF-3 with Concept Plan. Ms. Dent noted staff has asked for more detail noting more information is needed on the siding. Chairman Keeler stated basically the concept is clustering houses on the entire tract noting he has issues with that. Mr. Tommy Ludwig, Executive Director of Development Services, stated he sees more and more of this in cities.

Staff reported Air Evac EMS will be requesting approval for a SUP for Heliport use within a Light Industrial-1 zoning district. Ms. Dent stated the proposal is temporary. Mr. Brooks stated he has asked the applicant for stipulation of approval from the FAA.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary