

Planning and Zoning Commission  
June 12, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 12, 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  
Erik Barnard  
David Hudgins

Member Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

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, reviewed a request for Preliminary Plat (PP-18-0050) noting there are 230 lots. The Thoroughfare Plan depicts 90 foot right-of-way and applicant proposed to make it 60 foot to not lose lots. The applicant proposes to pay cash in lieu of park dedication. The landscape plan will need to be reformatted. Staff reviewed outstanding comments pertaining to engineering.

Staff reviewed a request for a Specific Use Permit (SUP) for an Accessory Building (Residential) (SU-18-0087) noting the house fronts College Street. The applicant seeks to convert an existing garage into an accessory dwelling unit. An existing shed will be demolished and replaced with a garage.

Staff reviewed a request for Planned Development-Multi-Family-2 with Concept Plan (PD-18-0048) noting the applicant wants to replace their current PD Ordinance. The applicant seeks to increase the density and decrease the garage requirements. Mr. Brooks stated WISD removed their letter of opposition and they will build the north/south road up to their entrance. He stated the concern is density.

Staff reviewed a request for Planned Development-Commercial with Concept Plan (PD-18-0079) noting the applicant seeks to establish a food truck park business at the site to serve nearby residents and businesses. City issues include: vehicular circulation, parking, trash and restrooms.

Staff reviewed a request for a SUP for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district (SU-18-0054) noting the applicant has applied for a Certificate of Occupancy with the intent being sales and leasing. The current SUP expires in January 2019. The site initially was covered in gravel, has not been maintained and landscape is not in place. The applicant has not been in compliance.

Staff reviewed a request for a Preliminary Plat (PP-18-0081) and Final Plat (FP-18-0082) noting the zoning was approved at the last meeting. Rockett Water cannot provide water for fire protection. Mr. Brooks stated there are ways the applicant can install fire suppression.

Staff reviewed a request for Zoning Change from a Light Industrial-1 and Future Development zoning district to Planned Development-Commercial with Concept Plan (PD-18-0088) noting the request is for a Buc-ee's. The applicant has modified some of their request. The sign will be 75 feet high and 380 square feet and the applicant is willing to conform with setbacks. The applicant wants a pole sign omitting brick or concrete requirements.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary