

Planning and Zoning Commission  
June 26, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 26, 2018 at 6:00 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Bonney Ramsey  
Jim Phillips

Member Absent: Betty Square Coleman  
Erik Barnard  
David Hudgins

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
James Gaertner, City Engineer  
Amber Villarreal, Assistant City Secretary  
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**

Planning Director Shon Brooks explained TA-18-0089 has been withdrawn. He explained staff will schedule a joint work session in the upcoming months with the Planning and Zoning Commission and City Council to review updates to the Subdivision Ordinance.

Chairman Keeler asked if staff could inform developers that Planned Development cases may be continued for at least one meeting to give the commission adequate time to review.

Mr. Jim Phillips expressed concern with reaching the maximum number of multi-family developments according to the Comprehensive Plan.

Staff reviewed the following cases:

- RP-18-0095 has been withdrawn
- PD-18-0074 will be continued to the next meeting
- PP-18-0094 is a preliminary plat for 58 residential lots, not 5
- SU-18-0090 meets all requirements
- PP-18-0098 must show Butcher Road dedication on plat

Ms. Dent explained PP-18-0096 is requesting an extension of the original preliminary plat that was approved two years ago. City Engineer James Gaertner explained the developer has been working on obtaining easements for a water line and that contributed to the delay.

Staff recommended additional consideration for PD-18-0059. Ms. Dent explained the commission can request a detailed site plan be brought back at a future date for review. The commission discussed density in comparison to the number of enclosed garages, visitor parking, the bridge connection to Bullard Heights Park, concern with the architectural renderings and the possibility of having an architectural review committee, cottage limit, square foot limit, and maintenance of onsite amenities by the Homeowner's Association.

**3. Adjourn**

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary