

Planning and Zoning Commission  
July 10, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 10, 2018 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

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

Members Absent: Melissa Ballard, Vice Chairman  
David Hudgins

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  
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 the Planning and Zoning Commission meeting will be livestreamed in the Council Chambers.

Staff reviewed RP-18-0099 noting what triggered the Replat was a property owner who was going to expand their residence found out when applying for a permit that it would go over the lot line. Years ago properties along Dunn Street had been divided by meets and bounds and platted. The Replat will correct the two properties.

Staff reviewed PP-18-0102 noting the property fronts Martin Luther King Boulevard and TxDOT owns the right-of-way. The owner will need to get a driveway permit from TxDOT prior to building on the lot.

Staff reviewed SU-18-0104 and stated the applicant came in as a private school which triggered a Specific Use Permit for their request. Staff found out prior to the meeting that the applicant is a charter school and therefore a Specific Use Permit is not required. The applicant will formally withdraw the case at the meeting.

Staff reviewed RP-18-0103 noting the applicant purchased additional land and leases on the property will run out this year and next year.

Staff referenced SU-18-0107 noting the applicant withdrew the case.

Staff reviewed PD-18-0074 noting it is located on the corner of Brown and Highway 287. Applicant wants four tracts being mixed-use-residential, four-story hotel, a number of restaurants, office and general retail. Staff reported they will recommend denying because the applicant has yet to secure the hotel and therefore no guarantee to be constructed. Applicant wants the apartments first and staff does not know elevations of hotel, restaurants, and offices. Applicant does not want the required number of garages and requirement of trash compactor location.

Mr. Brooks stated what they do have is a mixed use above garages and not sure this is enough security knowing the entire site gets developed. He stated his hesitancy is the unknown of end users of the tracts.

### **3. Adjourn**

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

Respectfully submitted,

Lori Cartwright  
City Secretary