

Planning and Zoning Commission  
August 28, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 28, 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  
David Hudgins

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
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**

Ms. Kelly Dent, Planner, reviewed PP-18-0126 being a Preliminary Plat noting due to the nature of the building, the landscape plans will be submitted with the building plans as each lot develops. Staff recommended approval.

Ms. Dent reviewed FP-18-0128 being a Final Plat noting the applicant has park land dedication fees. Ms. Dent stated the development is on City water and currently on septic. She explained the plat will state any further development of the property will require connection to the City's sanitary sewer. Ms. Dent stated, when sewer becomes available, the development must convert from septic to City sewer.

Ms. Dent reviewed SU-18-0130 being a request for a Specific Use Permit (SUP) for a metal barn in a rural residential district. Ms. Dent stated because the property is greater than two (2) acres and the applicant is using it for agricultural a SUP is required.

Ms. Dent reviewed FP-18-0124 being a Final Plat noting the applicant has park land dedication fees. Ms. Dent reported access to the lot from Martin Luther King Jr. Boulevard will be determined by TxDOT. She stated by subdivision regulations, staff is good with this case.

Ms. Dent reviewed RP-18-0127 noting the property is in the Extra Territorial Jurisdiction. Ms. Dent stated the applicant seeks to divide approximately five (5) acres into four (4) lots. Rockett Special Utility District can supply water but cannot meet the fire flow pressure. She stated additional consideration is needed.

Ms. Dent reviewed PP-18-0122 being a Preliminary Plat noting Nash-Forreston Water Supply indicated they could supply water distribution and fire flow requirements. She explained they have since then clarified they cannot meet the fire flow requirements. Ms. Dent stated the applicant was given the option to seek a variance from Ellis County and verbally received word today they were approved. She stated had Nash-Forreston initially indicated their inability to meet fire flow requirements, the application would have been deemed incomplete.

Ms. Dent reviewed FP-18-0123 being a Final Plat noting this is a companion case to PP-18-0122. She stated the applicant seeks to relocate the thoroughfare and to date staff has not received any drawings. Ms. Dent stated the applicant will also have to seek county approval.

### **3. Adjourn**

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

Respectfully submitted,

Lori Cartwright  
City Secretary