

Planning and Zoning Commission
September 11, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 11, 2018 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
Jim Phillips
Erik Barnard
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
Kevin Strength, Mayor

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

Ms. Kelly Dent, Planner, reported SU-18-0129 will not be heard and explained due to further submittals it was determined the location of the proposed solar panel system is located outside the City Limits.

Ms. Dent reviewed PP-18-0132 and FP-18-0133 noting the acreage is located in the Extra Territorial Jurisdiction and meets all zoning requirements. Staff will recommend approval.

Ms. Dent reviewed ZC-18-0134 noting applicant requested a zoning change from Single Family-2 to General Retail. She stated the request does not conform with the surrounding Future Land Use Plan for the property or the properties in this area. She stated staff will recommend to deny.

Ms. Dent reviewed ZC-18-0135 noting the replat was approved in 2006. She stated the Future Land Use is General Retail and the applicant seeks Commercial. Staff will recommend approval.

Mr. Shon Brooks, Director of Planning, reviewed RP-18-0136 noting the applicant seeks to plat his lot. He stated the property was sold by metes and bounds and explained the applicant will need signatures from property owners around him. Mr. Brooks stated the applicant submitted a request for hardship waiver. Staff will recommend approval per staff comments.

Ms. Dent reviewed PD-18-0137 noting applicant submitted a concept plan to erect a 3rd pole sign and noted the submittal is inaccurate due to there being three existing pole signs on the property therefore asking for a fourth pole sign. Applicant request a 36 foot pole sign with zero set back. Ms. Dent stated the applicant is aware of the inconsistency of the site plan but has not made contact with staff. Staff will recommend to deny.

Ms. Becky Kauffman, Chairman of the Heritage Preservation Commission, stated Oldham Street will be the first neighborhood Historic Overlay District. She noted Oldham Street is approximately 2.5 blocks of historic homes and development and is very true to its age and that is what is being protected. Ms. Anita Brown, Downtown Development Director, explained the strict guidelines and steps taken to arrive at proposing the Ordinance creating the Historic Overlay District. She explained once the Overlay District is instituted, it will be mandatory to follow the Heritage Preservation Commission guidelines when alternating front facades of homes. Ms. Brown stated property owners participating in the Historic Overlay District can apply for tax relief.

3. Adjourn

There being no further business, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary