

Planning and Zoning Commission
October 9, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 9, 2018 at 6:00 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
David Hudgins
Erik Test

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
Amber Villarreal, Assistant City Secretary
Mary Lou Shipley, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order at 6:04 p.m.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Chairman Keeler introduced Mr. Erik Test to the Planning and Zoning Commission and the members introduced themselves.

Mr. Jim Phillips congratulated the Planning Department on their 2018 Certificate of Achievement for Planning Excellence from the American Planning Association.

Ms. Kelly Dent, Planner, reviewed the following cases on the agenda:

- SU-18-0148 pertaining to staff concerns.
- PP-17-0169 being a preliminary plat of Saddlebrook Estates Phase 2A, 2B, 3A, 3B, 4, 5, & 6 for 900 residential lots and 16 open space lots. Ms. Dent noted the zoning requirements are met with the 2004 Planned Development. She stated the applicant seeks to dedicate 7.05 acres for park land dedication. Ms. Dent reviewed outstanding staff concerns.

Director of Planning Shon Brooks noted the development agreement holds the developer accountable for building access roads to 287 frontage. City Engineer James Gaertner stated that TxDOT has no concerns. Mr. Phillips reviewed the 2004 issues regarding getting access to 287.

- PP-18-0110 being a residential development from a Single Family-1 zoning district to Planned Development-Single Family-3 with concept plan. Ms. Dent stated the developer will dedicate 80 foot of right a way to the development. The applicant is currently allowed 183 lots and is requesting smaller lot sizes allowing for 265 lots.

- PD-18-0152 being a request for a zoning change from a Single Family-3 zoning district to Planned Development-Single Family-3 with Concept Plan. The applicant is requesting to reduce lot size and reduce front yard setback.

Mr. Brooks discussed changing the time for the November 27, 2018 Planning and Zoning Commission meeting from 7:00 p.m. to 4:00 p.m. due to the Christmas Parade and Tree Lighting. The consensus of the Commission was to have the meeting at 4:00 p.m.

3. Adjourn

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary