

Planning and Zoning Commission
August 25, 2020

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 25, 2020 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
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
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

Senior Planner Colby Collins and Planner Chris Webb reviewed the following cases:

- ZDC-92-2020 – The applicant requested to continue ZDC-92-2020 to the Planning and Zoning Commission meeting of September 15, 2020.
- SUB-000080-2020 – The applicant is requesting to divide a portion of the property into seven (7) lots for residential use. The applicant is requesting a petition of hardship waiver from City Council for inadequate fire flow to this site. Mr. Webb stated the City's Fire Marshall has reviewed the plans and provided his recommendation of approval for the petition of hardship waiver. Staff received an endorsement letter from Nash-Forreston WSC noting adequate domestic flow is available to this site.
- SP-101-2020 – The applicant is requesting Site Plan approval to construct two multi-tenant office buildings on 1.381 acres. Due to the tenants to occupy the buildings currently being unknown to staff, staff has informed the applicant that if a Specific Use Permit (SUP) is required, it will be the applicant/tenant responsibility to apply for the required permit. A Development Agreement will be required for the development.
- ZDC-87-2020 – The applicant is requesting a deviation from Ordinance 3019 that requires the applicant to construct a masonry (drive-thru) screening wall on the property previously approved by City Council.

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3. Adjourn

There being no further business, the meeting adjourned at 6:45 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary