

Planning and Zoning Commission  
April 24, 2018

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 24, 2018 at 6:15 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  
Erik Barnard  
David Hudgins

Members Absent: Betty Square Coleman  
Jim Phillips

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
Tommy Ludwig, Executive Director of Development Services  
Lori Cartwright, City Secretary  
David Hill, 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 Commission and City Council has a joint workshop at 5:30 p.m. on April 30, 2018 to review the Zoning Ordinance. He reviewed Consent Agenda item number 3d noting there are no issues with the Final Plat. Mr. Brooks referenced item 4 on the agenda noting the applicant seeks to allow for larger maximum lot coverage noting staff has no issues with the request. He reported item 6 is a request for solar panels and stated the house can't be seen from the road and the panels will be on the back of the house.

Mr. Brooks reviewed item 8 being a request for a Specific Use Permit (SUP) to allow a tavern within the Central Area zoning district. He explained the SUP is needed for receipts that show over forty-nine (49%) percent of the gross revenue derived from alcohol sales. Mr. Brooks stated staff received one written opposition and two (2) verbal oppositions. The concern pertained to trash and once something like this is approved, where will it stop. He stated there is no dance floor and explained the purpose is a craft beer pub.

*{Melissa Ballard arrived at 6:38 p.m.}*

Mr. David Hudgins expressed concern allowing a tavern in the downtown area. Discussion was held and the Commission deliberated approving with stipulations.

Mr. Brooks reviewed items 10 and 11 noting they are companions with same applicant. Item 10 is a zoning request to change from Light Industrial-2 to Central Area. Item 11 is a request to change the zoning to allow a Bail Bond Agency.

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**3. Adjourn**

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

Respectfully submitted,

Lori Cartwright  
City Secretary