

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 15, 2020 at 6:00 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 Amber Villarreal, Assistant 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

Planner Chris Webb reviewed the following cases:

- SUB-144-2020. The previously approved Replat for this site has not been filed with the County, adjustments to easements have been made as well as an update to the layout of Lot 2, Block 2; therefore, the Commission will need to take action on this replat again. Staff recommended approval as presented.
- SUB-161-2020. The applicant is requesting to plat the property in order to construct a multi-family development. Staff recommended approval as presented.
- SUB-108-2020. The applicant is requesting to final plat the third phase of the Camden Park Estates, Phase 3. Staff recommended approval as presented.
- SUB-153-2020. The applicant is requesting to plat the second phase of the Springside Estates Subdivision in the Waxahachie ETJ. Staff recommended approval as presented.
- SUB-148-2020. The applicant is requesting to plat the property of the development of an additional phase of the Saddlebrook Subdivision. Staff recommended approval as presented.
- SUB-149-2020. The applicant is requesting to plat the property of the development of an additional phase of the Saddlebrook Subdivision. Staff recommended approval as presented.
- ZDC-164-2020. The applicant is requesting a Specific Use Permit to allow for a Convenience Store with alcohol sales (Daiquiri Shop). Staff recommended approval per staff comments.

Senior Planner Colby Collins presented the following cases:

- ZDC-166-2020. The applicant is requesting to construct a +700 sq. ft. (2,400 sq. ft.) accessory structure in the rear of a single-family property. Staff recommended approval per staff comments.
- ZDC-158-2020. The applicant is requesting to construct two +700 sq. ft. accessory structures in the rear of a single-family zoned property. Staff recommended approval per staff comments.
- ZDC-155-2020. The applicant is requesting approval of a Specific Use Permit (SUP) to construct an electronic message sign for tenants. The proposed sign will be 300 sq. ft., 20 feet tall, and will be constructed of brick and concrete material painted to match the primary structure on the property. The City's Zoning Ordinance allows for a max sign size of 125 sq. ft. and a max height of 10 feet. Due to concerns about the height of the sign staff recommended denial.
- ZDC-159-2020. The applicant is requesting approval of a Planned Development (Fitzgerald Apartments) to allow for construction of 205 multi-family residential units on approximately 12.7 acres. The applicant is requesting zoning variances in regards to masonry, setback, parking, roof pitch, screening, and refuse facility. Due to the concerns staff recommended denial.
- ZDC-72-2020. The applicant is requesting approval of a Planned Development (Montclair Heights) to allow development of single-family homes, cottage style homes, retail/office, and park/open space on 188.46 acres. The proposed development district is to create a zoning that will allow the development of 383 single-family homes and four general retail tracts are proposed adjacent to Highway 287 and the proposed thoroughfares. He reviewed the concept plan and special exception/variance request. Staff recommended approval with the approval of a Development Agreement.

The Commission discussed the importance of adhering to the City's Zoning Ordinance when constructing Montclair Heights so that the best development is at this location as an entry point to the city.

3. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary