

Planning and Zoning Commission  
January 12, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 12, 2021 at 6:15 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  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
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**

Planner Chris Webb reviewed the following cases:

- ZDC-171-2020 – Applicant withdrew this Zoning Case.
- SUB-156-2020 – The applicant is requesting to replat two lots into one lot. Staff recommended approval.
- SUB-157-2020 – The applicant is requesting to plat the property from one lot into two 1+ acre lots. The property has adequate public water flow. Staff recommended approval.
- SUB-172-2020 – The applicant is requesting a plat of the property for single-family residential use. The property is barely in the Waxahachie ETJ and mostly in the city of Midlothian. The property has adequate public water flow and staff will recommend approval.

Senior Planner Colby Collins presented the following cases:

- ZDC-167-2020 – The applicant is requesting to construct a two story +700 square foot (984 square feet) detached garage accessory dwelling in the rear of a single-family property. The Commission expressed concern due to the proposed secondary structure being taller than the primary structure. Planning Director Shon Brooks stated he does not feel it will have a negative impact to the neighborhood. Mr. Collins stated the applicant is proposing to construct the structure out of siding, and intends to use the structure to park additional vehicles for the home, as well as use the dwelling portion of the structure for family guest. Staff recommends approval based on the accessory dwelling cannot be used to rent to outside tenants and the applicant shall provide a concrete drive that leads from the home to the accessory structure.

- ZDC-173-2020 – The applicant is requesting to construct a +700 square foot accessory structure in the rear of a single-family property. The applicant is proposing to construct the structure out of metal, and intends to use the accessory structure for storage and hobby space. Mr. Collins stated the applicant shall provide a concrete drive that leads from the home to the accessory structure. Staff recommended approval.
- ZDC-168-2020 – The applicant is requesting to construct a +700 square foot accessory structure (detached garage) in the front of a single-family property. Because of the home being located near the rear of the property, the detached garage structure is intended to be located in front of the single-family home to park all of the vehicles for the home. Staff recommended approval based on a concrete driveway for the garage shall be provided by the applicant.
- ZDC-159-2020 – The applicant is requesting approval of a Planned Development to allow for construction of 184 multi-family residential units on approximately 12.9 acres. The development will consist of four (4) apartment buildings with a maximum height of 3 stories. Mr. Collins reported this case was denied at the Planning and Zoning Commission meeting of December 15, 2020. At the December 21, 2020 City Council meeting, due to the applicant making significant changes to the Concept Plan from the Planning and Zoning Commission meeting, City Council voted to return the case to the Planning and Zoning Commission for review.
- ZDC-72-2020 – The applicant is requesting approval of a Planned Development to allow development of single-family homes, cottage styles homes, retail/office, and park/open space on 188.46 acres. At the December 21, 2020 City Council meeting, due to the applicant making significant changes to the Concept Plan from the Planning and Zoning Commission meeting, City Council voted to return the case to the Planning and Zoning Commission for review.

### **3. Adjourn**

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

Respectfully submitted,

Lori Cartwright  
City Secretary