

Planning and Zoning Commission  
April 27, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 27, 2021 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  
Betty Square Coleman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

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

- ZDC-31-2021, the applicant withdrew the case.
- ZDC-44-2021, the applicant requested to continue the case to the May 11, 2021 Planning & Zoning Commission meeting.
- SUB-37-2021, staff recommended approval of plat as presented.
- SUB-38-2021, staff recommended approval of plat as presented.
- SUB-11-2021, staff recommended approval of plat as presented.
- SUB-39-2021, staff recommended approval of plat and petition of hardship waiver for inadequate fire flow after receiving support from Waxahachie Fire Department noting there are additional homes built in the area.

Senior Planner Colby Collins reviewed the following cases:

- ZDC-45-2021, staff recommended approval with Development Agreement.
- ZDC-46-2021, staff recommended approval with revised Development Agreement.
- ZDC-36-2021, staff recommended denial of the case due to staff concerns of potential traffic and staying consistent with the surrounding neighborhood.
- ZDC-42-2021, staff recommended approval with Development Agreement.
- ZDC-35-2021, staff recommended denial due to staff concerns of lot area and residential screening.

**3. Adjourn**

There being no further business, the meeting adjourned at 7:02 p.m.

Respectfully submitted,

Amber Villarreal

Assistant City Secretary