

Planning and Zoning Commission
September 14, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 14, 2021 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, Executive Director of Development Services
Colby Collins, Planning Manager
Chris Webb, Senior Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Melissa Olson, 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 Chris Webb reviewed the following cases:

- ZDC-122-2021, applicant requested to continue this case to the September 28, 2021 Planning & Zoning Commission Meeting.
- ZDC-116-2021, applicant requested to continue this case to the October 12, 2021 Planning & Zoning Commission Meeting.
- SUB-35-2020, staff recommended approval as presented.
- SUB-123-2021, staff recommended approval as presented.
- SUB-124-2021, staff recommended approval as presented.
- SUB-97-2021, staff recommended approval as presented.
- SUB-98-2021, staff recommended denial of the petition of relief waiver and recommended denial of the plat as presented. He explained the applicant is requesting a petition of relief waiver be granted for Right-of-Way dedication to the subject property as required by the City of Waxahachie's Thoroughfare Plan. He noted the property is in the ETJ and the Ellis County Thoroughfare does not align with the City's plan; therefore, Ellis County is not requiring the Right-of-Way dedication.
- ZDC-129-2021, staff recommended approval as presented.
- ZDC-131-2021, staff recommended approval per staff comments. He reviewed staff's concerns with noise and street parking.

The Commission shared the same concerns of noise, parking, screening, lighting, and sidewalks.

Planner Zack King reviewed the following cases:

- SUB-125-2021, staff recommended approval as presented.
- SUB-128-2021, staff recommended approval as presented.

Planning Manager Colby Collins reviewed the following case:

- ZDC-100-2021, staff recommended approval per staff comments.

3. Adjourn

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary