

Planning and Zoning Commission
September 28, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 28, 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
Bonney Ramsey
David Hudgins
Erik Test

Members Absent: Betty Square Coleman
Jim Phillips

Others Present: Shon Brooks, Executive Director of Development Services
Colby Collins, Planning Manager
Chris Webb, Senior Planner
Zack King, Planner
Melissa Olson, Council Representative
Jami Bonner, Assistant City Secretary

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

Planning Manager Colby Collins reviewed the following case:

- ZDC-105-2021, applicant is requesting approval of a Planned Development to allow for 101 multi-family (hybrid/cottage style housing) units on 7.9 acres. Due to staff concerns in regards to emergency access, staff recommends denial.

Senior Planner Chris Webb reviewed the following cases:

- ZDC-133-2021, applicant requested to continue this case to the October 12, 2021 Planning and Zoning Commission Meeting.
- ZDC-134-2021, applicant requested to continue this case to the October 26, 2021 Planning and Zoning Commission Meeting.
- ZDC-140-2021, applicant requested to continue this case to the October 12, 2021 Planning and Zoning Commission Meeting.
- ZDC-122-2021, applicant requested to continue this case to the November 9, 2021 Planning and Zoning Commission Meeting.
- SUB-64-2021, applicant is requesting to plat the subject property into one (1) lot for commercial use. Staff recommends approval as presented.
- SUB-56-2020, applicant is requesting to plat the subject property into thirteen (13) lots for single family residential use. The applicant is also requesting a Petition of Relief Waiver to exceed the maximum length requirement for a dead-end street. The applicant is also requesting a Petition of Hardship Request due to water flow to homes within the subdivision. Due to the Ellis County Fire Marshall's support of the proposed development, Staff recommends approval as presented.

- SUB-98-2021, applicant is requesting to plat the subject property into two lots for single family residential use. Staff recommends approval as presented.
- ZDC-136-2021, applicant is requesting a Specific Use Permit to allow two (2) recycling bins to be located at 204 E Parks Ave. Staff recommends approval per staff comments.

Planner Zack King reviewed the following cases:

- SUB-135-2021, applicant is requesting to replat the subject property from one (1) lot to two (2) lots for general retail. Due to the right-of-way dedication, the applicant is also requesting a Petition of Relief Waiver. Staff recommends approval as presented.

3. Adjourn

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

Respectfully submitted,

Jami Bonner
Assistant City Secretary