

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 12, 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
Betty Square Coleman
Bonney Ramsey
Jim Phillips
David Hudgins

Member Absent: Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Colby Collins, Planning Manager
Chris Webb, Senior Planner
James Gaertner, Director of Public Works & Engineering
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-133-2021, applicant requested to continue this case to the October 26, 2021 Planning and Zoning Commission Meeting.
- ZDC-146-2021, applicant requested to continue this case to the October 26, 2021 Planning and Zoning Commission Meeting.
- ZDC-150-2021, applicant requested to continue this case to the October 26, 2021 Planning and Zoning Commission Meeting.
- SUB-82-2021, applicant requested to replat the property into one (1) lot for single-family residential use. Staff recommends approval as presented.
- ZDC-140-2021, applicant requested a Specific Use Permit to allow for a unified lot sign use (pole sign and directional sign) and an electronic message sign for a carwash. He noted the current pole sign is 60 ft. in height and the applicant is requesting a 75 ft. sign. Staff recommends approval per staff comments. The Commission discussed concerns with the additional height of the sign.
- ZDC-142-2021, applicant requested to create a Planned Development, known as Dominion Park, to allow for the development of 207 single-family detached homes. Staff recommends approval per staff comments which allows additional control of architectural styles, amenity locations, and regulate masonry requirements through a Development Agreement.
- ZDC-116-2021, applicant requested to continue this case to the October 26, 2021 Planning and Zoning Commission Meeting.

Planner Zack King reviewed the following cases:

- SUB-132-2021, applicant is requesting to plat the property into one (1) lot for single-family residential use. Staff recommends approval as presented.
- SUB-137-2021, applicant is requesting to replat the property into two (2) lots for single-family residential use. Staff recommends approval as presented.
- SUB-147-2021, applicant is requesting to replat the property from two (2) lots into one (1) lot for single family residential use. Staff recommends approval as presented.
- SUB-148-2021, applicant is requesting to replat the property from two (2) lots into one (1) lot for single family residential use. Staff recommends approval per staff comments.
- SUB-138-2021, applicant is requesting to replat the subject property from two (2) lots into one (1) lot for single-family residential use. Staff recommends approval as presented.
- ZDC-141-2021, applicant is requesting approval to construct a 264 sq. ft. accessory structure to be used for an outdoor kitchen and pergola. Staff recommends approval per staff comments.

3. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary