Planning and Zoning Commission
November 9, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 9, 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, Executive Director of Development Services
	Jennifer Pruitt, Director of Planning
	Colby Collins, Planning Manager
	Zack King, 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

Planning Manager Colby Collins introduced and welcomed Planning Director Jennifer Pruitt. Mr. Collins reviewed the following cases:

- ZDC-134-2021, applicant withdrew the case.
- ZDC-105-2021, applicant requested to continue this case to the December 14, 2021 Planning and Zoning Commission Meeting.
- ZDC-155-2021, applicant requested to continue this case to the December 14, 2021 Planning and Zoning Commission Meeting.
- ZDC-162-2021, applicant requested to continue this case to the December 14, 2021 Planning and Zoning Commission Meeting.
- ZDC-122-2021, applicant withdrew the case.
- ZDC-164-2021, applicant is requesting a zoning change from Future Development to Planned Development-Future Development to allow for outside storage and trailer parking for HGO Tire Shop. Due to staff's concerns with safety and the Zoning Ordinance, staff recommends denial. He explained there is no primary use for the site and the use of storage is considered an accessory use. The Zoning Ordinance states an accessory use cannot occupy the property alone.
- ZDC-161-2021, applicant withdrew the case.
- ZDC-150-2021, applicant is requesting a Specific Use Permit (SUP) to allow outside storage as part of a proposed Caliber Collision and staff recommends approval per staff comments. He explained the applicant provided three elevation/façade options from the Commission's comments at the October 26th meeting.

- ZDC-146-2021, applicant requested to continue this case to the November 23, 2021 Planning and Zoning Commission Meeting

Planner Zack King reviewed the following cases:

- SUB-99-2021, applicant is requesting to plat the property into one (1) lot for commercial use and staff recommends approval as presented.
- SUB-101-2021, applicant is requesting to replat the property from portions of 4 lots into 9 lots for single-family residential use and staff recommends approval as presented. He explained the property has deed restrictions; however, the City's governing bodies cannot take that into consideration in regards to approving the plat.
- SUB-158-2021, applicant is requesting to replat the property into one (1) lot for single-family residential use and staff recommends approval as presented.
- SUB-159-2021, applicant is requesting to replat the two (2) properties in order to abandon a 60' future road dedication and staff recommends approval as presented.
- SUB-153-2021, applicant is requesting to plat the property into sixty-eight (68) lots for single-family residential use and staff recommends approval as presented.
- SUB-151-2021, applicant is requesting to plat the property into two (2) lots for continued multi-family residential use and staff recommends approval with the condition that a revised plat showing the 60' right-of-way dedication be submitted to the City.
- ZDC-157-2021, applicant is requesting approval to construct a 288 sq. ft. accessory structure to be used as a dwelling and staff recommends approval per staff comments.

The Commission discussed the visibility of the structure from the right-of-way and the possible building materials to be used on the structure.

3.   Adjourn

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary