

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 28, 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
Jennifer Pruitt, Director of Planning
Colby Collins, Planning Manager
Zack King, 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

Planner Zack King reviewed the following cases:

- SUB-195-2021, the applicant is requesting approval to plat the property into nine (9) lots for single-family residential use. Staff recommends approval as presented.
- SUB-198-2021, the applicant is requesting approval to plat the property into one (1) lot for continued commercial use. Staff recommends approval as presented.
- SUB-202-2021, the applicant is requesting approval to plat the property into one (1) lot for single-family residential use. Mr. King explained Ellis County requested a name change for the plat and the owner changed it to Jones Estate Staff recommends approval as presented.
- SUB-206-2021, the applicant is requesting to plat the property into two (2) lots for commercial use. Staff recommends approval as presented.
- SUB-207-2021, the applicant is requesting to plat the property into three (3) lots for single-family residential use. Staff recommends approval as presented.
- SUB-208-2021, the applicant is requesting to plat the property into one (1) lot for single-family residential use. Staff recommends approval as presented.
- Sub-205-2021, the applicant is requesting to plat the property into 88 single-family residential lots and 3 open space lots as part of the Oasis at North Grove Phase 1 subdivision. Staff recommends approval as presented.

Planning Manager Colby Collins reviewed the following cases:

- ZDC-203-2021, the applicant requested to withdraw the case.
- ZDC-204-2021, the applicant requested to withdraw the case.
- ZDC-146-2021, the applicant requested to continue the Public Hearing to the January 11, 2022 Planning and Zoning Commission meeting.
- ZDC-162-2021, applicant is requesting approval of a Planned Development to allow development of single-family homes, townhomes, and park/open space on 153.7 acres. Mr. Collins reviewed the applicant's special exception/variance requests. Staff recommends approval per staff comments. The Commission discussed additional detailed drawings depicting actual architectural styles, density calculations, and amenities.
- ZDC-188-2021, the applicant is requesting approval of a Planned Development to allow development of single-family homes, cottage style homes, retail/office, and park/open space on 188.46 acres. He noted the proposed zoning change is contingent upon City Council approval of the annexation request for this property. The Commission discussed elevation/façade, architectural style, and removal of front-facing garages. Staff recommends approval per staff comments. The Commission discussed additional detailed drawings depicting actual architectural styles, walkability, and connectivity.

3. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary