

Planning and Zoning Commission  
March 15, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 15, 2022 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Betty Square Coleman  
Bonney Ramsey  
David Hudgins

Members Absent: Melissa Ballard, Vice Chairman  
Jim Phillips  
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Director of Planning  
Eleana Tuley, Senior Planner  
Ashlie Jones, Senior Planner  
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**

Senior Planner Eleana Tuley reviewed the following cases:

- ZDC-10-2022, the applicant requested to withdraw the case.
- SUB-8-2022, the applicant is requesting to plat the subject property into two (2) lots for single family residential use. Staff recommends approval per staff comment requesting a revised version of the plat that includes a note stating the development does not have adequate water flow to allow for fire fighting and fire suppression services to any improved properties at the time of plat approval.
- ZDC-19-2022, the applicant is requesting to construct a +700 square foot (1,840 sq. ft.) accessory structure to the side and rear of a single family residential lot. Staff recommends approval per staff comments.
- ZDC-17-2022, the applicant is requesting a specific use permit to construct a 952 square foot accessory structure on the rear portion of the single-family lot. She noted the property is a double frontage lot with the front façade of the primary structure facing West Main St. and the rear oriented towards Water St. Staff recommends approval per staff comments.

**3. Adjourn**

There being no further business, the meeting adjourned at 6:36 p.m.

Respectfully submitted,

Jami Bonner  
Assistant City Secretary