

Planning and Zoning Commission
May 10, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, May 10, 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
Jim Phillips
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
David Hudgins

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

Planner Zack King reviewed the following cases:

- SUB-127-2021, the applicant is requesting to replat the subject property into one (1) lot for single-family residential use and staff recommends approval as presented.
- SUB-23-2022, the applicant is requesting to plat the subject property into 384 single-family lots, 10 common area lots, 4 general retail lots, and 3 open space lots. The plat is in compliance with the Planned Development zoning approved for this site and staff recommends approval as presented.

Senior Planner Ashlie Jones reviewed the following case:

- SUB-35-2022, the applicant is requesting approval to replat the subject property into one (1) lot for commercial use. The applicant is requesting a petition of relief waiver to eliminate the required 15' Utility Easement along the eastern property line; therefore, staff recommends disapproval. Ms. Jones explained staff would be supportive of a variance that results in elimination of the 15' utility easement, but only by the proposed building location with the 15' utility easement remaining for the remainder of the right-of-way frontage.

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3. Adjourn

There being no further business, the meeting adjourned at 6:47 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary