

Planning and Zoning Commission
June 14, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 14, 2022 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Jennifer Pruitt, Senior Director of Planning
Eleana Tuley, Senior Planner
Ashlie Jones, Senior Planner
Zack King, Planner
Macey Martinez, Graduate Engineer
Amber Villarreal, City Secretary
Chris Wright, 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 Ashlie Jones reviewed the following cases:

- SUB-46-2022, the applicant is requesting to replat a portion of Lot 1, Farrar Road Estates to create Lot 1, Block A, Guerrero Addition being a 1.151-acre residential lot and staff recommends approval as presented.
- SUB-37-2022, the applicant is requesting to replat Blocks 104 and 100, Original Town of Waxahachie to create Block 104, Lots 1 and 2 Original Town of Waxahachie, two residential lots, being 0.3657 acres located at 105 Frierson Street. She noted 37 notices were mailed and 5 letters of support were received. Staff recommends approval as presented.
- ZDC-56-2022, the applicant is requesting to construct a 1,500 sq. ft. accessory structure to the rear of a single-family residential lot located at 3359 Howard Road. She noted 11 notices were mailed and staff received 3 letters of support and 1 letter of opposition. Staff recommends approval per staff comments.

Senior Planner Eleana Tuley reviewed the following case:

- SUB-20-2022, the applicant is requesting to subdivide the subject property into three lots for single-family use and staff recommends approval as presented.

Planner Zack King reviewed the following case:

- ZDC-45-2022, the applicant is requesting to add a 72 square foot (6ft. x 12ft.) electronic message sign to an existing pole sign for the Cowboy Baptist Church located at 2374 W US Highway 287 Bypass. Due to staff concerns of adding an electronic message board to an existing pole sign, as opposed to a monument sign, staff recommends denial. He explained with the recent approval of the adjacent subdivision of Montclair Heights, staff is concerned with illumination and brightness adjacent to the residential development. Mr. King explained the applicant revised the initial proposal by adding Austin stone to the design to provide a closer look to a monument sign.

The Commission discussed lighting concerns noting commercial retail is zone for the adjacent property and the proposed homes will be to the rear of the development. The Commission also reviewed the staff's recommendation of conditions if recommended for approval.

Senior Director of Planning Jennifer Pruitt explained staff recommends denial per Section 5.08 of the Waxahachie Zoning Ordinance stating electronic messages signs shall be restricted to the form of monument signs. However, if the Commission recommends approval, staff has a list of mitigation measures recommended for inclusion in the motion.

3. Adjourn

There being no further business, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary