

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, June 28, 2022 at 6:30 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  
Jim Phillips  
David Hudgins

Members Absent: Bonney Ramsey  
Erik Test

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

- SUB-145-2021, the applicant is requesting to plat the subject property into two (2) lots for commercial and municipal facility use. Staff recommends approval as presented.
- SUB-60-2022, the applicant is requesting to replat the subject property into one (1) lot for single-family residential use and is also requesting a Petition of Relief Waiver for a right-of-way and utility easement dedication along Henry Street. Staff recommends approval of the plat and approval of the Petition of Relief Waivers, on the condition that the applicant shall provide letters from the franchise utilities serving the subject property stating that a 10' easement is an acceptable alternative to the typical 15' utility easement.
- SUB-15-2022, the applicant is proposing to plat approximately 10.67 acres of land into three (3) lots. Lot 10 is for mixed-use, Lot 11 is for retail and commercial uses, and Lot 12X is an open space common area. Additionally, the applicant is requesting a variance to reduce the utility easement along North Grove Boulevard and Washington Avenue from 15 feet to 10 feet. She noted the applicant has provided letters of support for the variance from the franchise utility providers and staff recommends approval of the plat and variance.
- ZDC-54-2022, the applicant is requesting approval of a Planned Development District (PD) with a base zoning of Central Area District (CA) to allow for a tattoo shop at 212 S. Rogers Street. Staff recommends approval of the request with the proposed Development Standards.

Senior Planner Ashlie Jones reviewed the following case:

- SUB-28-2022, the applicant is requesting to revise property lines resulting in six (6) residential lots and is also requesting approval of a Petition of Relief Waiver to reduce the required 15' utility easement to 8' along the Cynisca Street and Floyd Street frontage. The standard 15' utility easement will be provided along Olive Street. The applicant provided letters of support for the variance from the franchise utility providers and staff recommends approval of the plat and variance.

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:42 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary