

Planning and Zoning Commission
July 26, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 26, 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
Bonney Ramsey
Jim Phillips
Erik Test

Member Absent: David Hudgins

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

- SUB-73-2022, the applicant requested to continue the Public Hearing to the August 23, 2022 Planning and Zoning Commission meeting.
- SUB-160-2022, the applicant is requesting to plat the subject property into four (4) lots for commercial use. All proposed lots meet or exceed the minimum lot size and dimension requirements established by the zoning for the property and there will be a Shared Access Easement for a private drive that connects all four (4) lots. Staff recommends approval noting the applicant shall update the plat to include recording information for the Shared Access Easement and all offsite easements prior to plat filing.
- SUB-213-2021, the applicant is requesting to plat the subject property into 341 single-family residential lots, and nine (9) open space lots. The plat contains two types of residential lots and the mix of these different lot types adheres to the requirements of the Villages of Mustang Creek Planned Development (PD) zoning for the property. Staff recommends approval as presented.

Senior Planner Ashlie Jones reviewed the following case:

- SP-70-2022, the applicant is requesting approval of a detailed Site Plan review for a proposed Private Club (Event Center). She reviewed the changes from the previously approved concept plan, noting the civil construction plans and renderings show a second story addition to the existing structure, which consists of a storage area and a balcony

overlook. She also noted the applicant is requesting not to install a sidewalk along Avenue C, as agreed to by the applicant in the Development Agreement and stated in the Planned Development Ordinance. Staff recommends approval per the following staff comments:

1. Installation of sidewalk along Avenue C.
2. Second story enclosed addition (1250 sf) will only be used for indoor storage as indicated by applicant. To use this area for event center purposes, the Site Plan shall be reevaluated at P&Z and City Council for the compatibility of the proposed use of the space and mitigation measures if needed.
3. Evergreen shrubbery will be installed to screen refuse wall per zoning ordinance.

The Commission discussed the need to require sidewalk installation on properties for walkability and compliance with the zoning ordinance.

3. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary