

Planning and Zoning Commission  
August 23, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 23, 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  
David Hudgins

Member Absent: Erik Test

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
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 withdraw the case.
- SUB-61-2022, the applicant is requesting to replat the subject property into one (1) lot for single-family residential use and staff recommends approval as presented.
- ZDC-79-2022, the applicant is requesting to construct a +700 sq. ft. (1,361 sq. ft.) accessory structure to the rear of a single-family residential lot and staff recommends approval per staff comments.
- SUB-58-2020, the applicant is requesting to plat the subject property into five (5) lots for single-family residential use and staff recommends approval as presented.

Senior Planner Eleana Tuley reviewed the following cases:

- SUB-66-2022, the applicant is requesting to continue the case but did not specify a date. The Commission discussed continuing the case to the September 27, 2022 Planning and Zoning Commission meeting.
- SUB-59-2022, the applicant is requesting to replat three existing lots (approximately 0.12 acres) into one lot for single-family use. The applicant is also requesting two variances regarding right-of-way dedication and minimum lot size. Ms. Tuley explained the applicant is requesting a variance not to dedicate 13' of right-of-way. Staff is supportive of the request due to the challenge of obtaining the necessary right-of-way dedication from adjoining properties with existing homes in proximity to the road. The applicant is also

requesting a variance to not comply with the minimum lot size required in the Infill Ordinance and staff is supportive of this request due to the site's physical constraints.

Commissioner Betty Square Coleman expressed concern with staff supporting the variance requests and Ms. Tuley explained the right-of-way dedication would not be used unless the existing homes on adjacent properties were removed and relocated; therefore, staff supports the request not to provide right-of-way dedication to the City.

### **3. Adjourn**

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

Respectfully submitted,

Amber Villarreal  
City Secretary