

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 27, 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
David Hudgins
Erik Test

Member Absent: Jim Phillips

Others Present: Jennifer Pruitt, Senior Director of Planning
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

Jennifer Pruitt, Senior Director of Planning, reviewed the following cases:

- SUB-66-2022, the applicant is requesting to plat approximately 150 acres into 121 single-family lots and four open space lots. Ms. Pruitt explained the applicant performed a Traffic Impact Analysis and started designing the infrastructure and improvements for the project as approved in ZDC-27-2022. During the process, the applicant determined the topography and the road's curvature obstructed the minimum sight distance for the ingress and egress on the second point of access that was initially proposed. After much consideration, the Fire Chief supported adding a second entrance once 61 lots are developed. Staff recommended approval per the following staff comment:
 - The applicant revise and update the plat in the future to reflect the right-of-way improvements required by the Traffic Impact Analysis.
- SUB-95-2022, the applicant is requesting to plat the subject property into thirty (30) lots for single-family residential use as part of the Wooded Creek Subdivision. Staff recommended approval as presented.
- SUB-98-2022, the applicant is requesting to plat the subject property into 143 residential lots and 19 open space lots for the Villaggio at Victron Park, which is a townhome development within the Victron Park Planned Development (PD). All lots size, dimension, setback, and easement requirements have been met in accordance with the Victron Park PD. Staff recommended approval as presented.

Ashlie Jones, Senior Planner, reviewed the following cases:

- SUB-91-2022, the applicant is requesting to plat the subject property into one lot for residential use. Staff recommended approval as presented.
- SUB-86-2022, the applicant is requesting to plat the subject property into two (2) lots for single-family residential use. Staff recommended approval per the following staff comments:
 - The Instrument Number identified in the Owner’s Certificate is updated to read “215912.”
 - The Owner’s Dedication is updated to identify “Ellis County” instead of City of Waxahachie.
- SUB-94-2022, the applicant is requesting to plat the subject property into three (3) lots for residential use. Staff recommended approval per the following staff comment:
 - A revised version of the plat shall be provided to staff that includes a note stating the following: “NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES.”

3. Adjourn

There being no further business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary