

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 15, 2022 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman
 Betty Square Coleman
 Bonney Ramsey
 David Hudgins
 Ron Ansell

Members Absent: Rick Keeler, Chairman
 Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
 Jennifer Pruitt, Senior Director of Planning
 Zack King, Senior Planner
 Macey Martinez, City Engineer
 Amber Villarreal, City Secretary
 Chris Wright, Council Representative

1. Call to Order

Vice Chairman Melissa Ballard called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Zack King, Senior Planner, reviewed the following cases:

- ZDC-133-2022, the applicant requested to withdraw the case.
- SUB-67-2022, the applicant is proposing to replat the subject property into one (1) lot for commercial use and staff recommends approval as presented.
- SUB-69-2022, the applicant is requesting to replat the subject property into ten (10) single-family residential lots and one (1) homeowner's association maintained open space lot and staff recommends approval as presented.
- SUB-85-2022, the applicant is requesting to replat the subject property into two (2) lots for commercial use and staff recommends approval as presented.
- SUB-114-2022, the applicant is requesting to replat the subject property into two (2) lots for commercial use and staff recommends approval as presented. Mr. King noted a drainage study will be required before the property is developed.
- ZDC-123-2022, the applicant is requesting to amend the previously approved Specific Use Permit (SUP) for the Starbucks drive-through establishment along Highway 77. Staff and legal counsel have reviewed the proposed changes to the Development Agreement and staff recommends approval.
- ZDC-127-2022, the applicant is requesting to amend the previously approved Specific Use Permit (SUP) for an auto parts and accessory sales use (O'Reilly's) along Highway 77. Staff and legal counsel have reviewed the proposed changes to the Development Agreement and staff recommends approval.

- ZDC-131-2022, the applicant is requesting to construct an accessory structure greater than 700 square feet (2,520 square feet) to the side and rear of a single-family residential lot. Staff recommends approval per staff comments.
- ZDC-92-2022, the applicant is requesting approval of a Planned Development to allow a mixed-use development that includes commercial, single-family, multi-family, and park/open space tracts on 347 acres. He noted that staff still has multiple outstanding comments for the applicant to address on the proposal and has not considered the application complete. However, the applicant asked for the case to be placed on the agenda for consideration by the Commission and the City Council. Mr. King explained an annexation request was also submitted by the applicant and will be considered by City Council on November 21, 2022. The zoning change is contingent upon approval of the proposed annexation case for this property. There have been 13 letters of opposition received from property owners. Staff recommends denial due to staff concerns.

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

- SUB-82-2022, the applicant is requesting to replat the subject property into two (2) lots for commercial use and staff recommends approval as presented.
- SUB-89-2022, the applicant is requesting to replat the subject property into two (2) lots for commercial use and staff recommends approval as presented.
- SUB-107-2022, the applicant is requesting to plat the subject property into one (1) lot for commercial use and staff recommends approval as presented.

The Commission discussed the uniqueness of the property as it is not in the city limits but all the property around it is. Ms. Pruitt explained the property meets or exceeds all City and County requirements and although it is in a unique location, the State does not recognize a legal reason for denial.

3. Adjourn

There being no further business, the meeting adjourned at 6:57 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary