

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 24, 2023 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
Bonney Ramsey
David Hudgins
Erik Test
Ron Ansell

Member Absent: Betty Square Coleman

Others Present: 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

Eleana Tuley, Senior Planner, reviewed the following cases:

- SUB-145-2022, the applicant is requesting to subdivide approximately 52 acres into 139 residential lots and 3 open space lots for phase four of the Camden Park subdivision. The subject property complies with the minimum lot standards in the governing zoning (PD Ord. No. 3000) and the previously approved preliminary plat for the overall development. Furthermore, the plat satisfies the City's subdivision regulations, and staff recommends approval of the proposed plat.

3. Work Session: Infill

Zack King, Senior Planner, reviewed Infill Development. He explained Infill Development is a new complimentary development in an existing neighborhood. The four forms of Infill Development are single-family homes, small-plex, duplex, and replats and Waxahachie typically has residential infill development. Section 3.25 of the Waxahachie Zoning Ordinance allows Infill Development in the overlay district and there are development guidelines that directly regulate but does not dictate the use of the property. Common challenges include irregular shaped lots, new regulations, and aging infrastructure. Mr. King explained the goals of infill development is to promote fiscally sustainable neighborhoods without extending service obligations, and collaborate with small scale and local development to create a variety of housing projects. Mr. King reported roadway impact fees are currently not collected for Infill Development lots.

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4. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary