

Planning and Zoning Commission
January 26, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 26, 2021 at 6:15 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
Jim Phillips
Erik Test

Member Absent: Betty Square Coleman
David Hudgins

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Lori Cartwright, City Secretary
Mary Lou Shipley, 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

Planner Chris Webb reviewed the following cases:

- SUB-136-2020 – The applicant is requesting to plat a 5-acre tract for residential use. He stated all staff comments have been addressed and recommended approval.
- SUB-162-2020 – The applicant is requesting to plat Martinkus Addition for one (1) residential lot. A water letter from Rockett SUD states that an existing tap already exists at this location and will recommend approval.
- SUB-141-2020 – The applicant is requesting to replat the property into one lot for residential use. The property is located in the ETJ, and has adequate domestic water service available to the site. Mr. Webb reported all staff comments have been met and recommend approval.
- ZDC-177-2020 – The applicant is requesting a Specific Use Permit to allow for the construction of a pole sign for USA Trucks located at 7240 Interstate 35E. The pole sign will be set thirty-five feet (35) back from the roadway. Staff will recommend approval.
- ZDC-181-2020 – The applicant is requesting to amend the existing Planned Development (Ordinance 2649) in order to move the current billboard approximately eight (8) feet east of its present location. Mr. Webb explained the request is due to TXDOT widening Interstate 35E. Staff recommended approval.

Senior Planner Colby Collins presented the following cases:

- ZDC-180-2020 – The applicant intends to amend Ordinance 2302 to increase the maximum lot coverage from 35% to 50% in the Villages of Mustang Creek for Saddlebrook Estates. Mr. Collins reviewed the proposed Site Plan and stated staff will recommend approval.
- ZDC-176-2020 – The applicant is requesting to construct a +700 square foot (6,000 square feet) multi-purpose accessory building for the Southwestern Assemblies of God University baseball team. Mr. Collins reviewed the proposed Site Plan and stated staff will recommend approval.
- ZDC-175-2020 – The applicant is requesting to construct a +700 square feet (3,600 square feet) accessory structure in the rear of a single-family property. Mr. Collins reported staff's concern is the requested accessory structure is more square footage than the primary structure and recommended the applicant reduce the size of the proposed structure.
- ZDC-182-2020 – Planner Chris Webb reported the applicant is requesting a zoning change from single-family-3 (SF3) to two-family residential (2F) to allow a duplex. Staff reported currently, the applicant has renovated nearly 75% to help enhance the subject property. Senior Planner Colby Collins stated the city has not released building permits to the applicant for construction. Staff will recommend denial.
- ZDC-179-2020 – The applicant request to continue to the Planning and Zoning Commission meeting of February 9, 2021.

3. Adjourn

There being no further business, the meeting adjourned at 6:43 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary