

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, February 15, 2022 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
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Zack King, Planner
James Gaertner, Director of Public Works and Engineering
Amber Villarreal, City Secretary
Melissa Olson, 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 Zack King reviewed the following cases:

- SUB-214-2021, the applicant is requesting approval to plat the subject property into one (1) lot for single-family residential use. Staff recommends approval as presented.
- SUB-3-2022, the applicant is requesting to plat the subject property and dedicate 80 feet of right-of-way (ROW) as an extension of Vista Way with four (4) open space lots to serve as landscaped medians. The applicant is requesting a variance to dedicate 54' of ROW in lieu of the required 80' due to the existing ROW width of 60' in The Arbors Phase 2 subdivision. Staff recommends approval of the plat as presented and approval of the variance request.
- SUB-26-2022, the applicant is requesting to plat the subject property into 224 single-family residential lots, one (1) HOA lot, and four (4) open space lots. Staff recommends approval as presented.
- SUB-121-2021, the applicant is requesting to replat the subject properties into two (2) lots for single-family residential use. Staff recommends approval as presented.
- SUB-209-2021, the applicant is requesting to replat the subject property into two (2) lots for single-family residential use. The applicant is requesting a variance to dedicate 10' of ROW in lieu of the required 27.5' due to the location of an existing home on the property. Staff recommends approval of the plat as presented and approval of the variance request.

- ZDC-217-2021, the applicant is requesting a zoning change from Future Development to Planned Development-Single-Family-1 (PD-SF-1). Mr. King explained the proposed development is to be a low-density residential subdivision that blends with the existing residential development along Black Champ Road. The applicant has opted not to propose varied architectural style requirements for the development. If City sewer lines are extended to the subject property and are available at the time of development, the applicant is proposing a minimum lot size of 0.5 acre. If City sewer lines are not available at the time of development, the applicant is proposing a minimum lot size of 1.0 acre. Staff recommends approval with the staff comment requesting a detailed site plan to be reviewed by staff.

Chairman Keeler inquired about drainage in the area and James Gaertner, Director of Public Works and Engineering, explained that will be addressed at a later time. He noted the request at this time is for the zoning change.

Mr. Gaertner explained the City performed a traffic count at this location and the numbers were under the maximum capacity for a rural road.

3. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary