

Planning and Zoning Commission  
April 26, 2022

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, April 26, 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  
Jim Phillips  
Erik Test

Members Absent: Betty Square Coleman  
Bonney Ramsey  
David Hudgins

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Eleana Tuley, Senior Planner  
Zack King, Planner  
James Gaertner, Director of Public Works and Engineering  
Jami Bonner, Assistant 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-139-2021, the applicant is requesting to plat the subject property into four (4) lots for single family residential use. Mr. King noted the applicant is also requesting a variance for a Petition for Hardship Waiver. He explained as part of the platting process, the applicant is required to provide a 40' right-of-way (ROW) dedication in conformance with the City's Thoroughfare Plan on the eastern property line; however, the applicant is seeking a variance due to existing structures located in the ROW dedication. Based on the variance request, staff recommends disapproval.

Graduate Engineer Macey Martinez noted the applicant and staff discussed moving the ROW dedication east to connect with Cunningham Meadows Rd.; however, the applicant opposed moving the ROW dedication due to future plans for the property.

- ZDC-7-2022, the applicant is requesting approval of a Planned Development to allow development of single-family homes, townhomes, and park/open space on 153.7 acres. Mr. King explained the applicant is requesting a Zoning Change from Single Family-1 zoning district to Planned Development – Single Family-3 zoning district. He noted the Zoning Change is contingent upon the City Council approving the proposed annexation case for this property. Mr. King presented several applicant requests in regards to variance requests, park dedication requirement, Impact Fees requirement, and TxDOT land donation. Staff recommends approval per staff comments.

Senior Planner Eleana Tuley reviewed the following case:

- ZDC-27-2022, the applicant is requesting approval of a Planned Development District to allow for a single-family residential development on approximately 150.6 acres. Ms. Tuley noted the subject property will develop one-acre minimum lots and will adhere to architectural guidelines. She explained all residential lots within the development shall comply with the following provisions:
  - No single building elevation shall be duplicated within six (6) lots or tracts in either direction on the same block face.
  - Elevations may not be duplicated on any lot directly across a street or within four (4) lots in either direction.

Staff recommends approval per staff comments.

Mr. Jim Phillips inquired if the elevation provision included floor plans. Ms. Tuley responded that the provision includes outside elevation only.

### **3. Adjourn**

There being no further business, the meeting adjourned at 7:00 p.m.

Respectfully submitted,

Jami Bonner  
Assistant City Secretary