

Planning and Zoning Commission  
September 13, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 13, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

Others Present: Jennifer Pruitt, Director of Planning  
Eleana Tuley, Senior Planner  
Amber Villarreal, City Secretary  
Chris Wright, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of August 23, 2022
- b. Minutes of the Planning and Zoning Commission briefing of August 23, 2022

**Action:**

*Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.*

5. **Consider request by Christopher Walton, for a Plat of Cunningham Estates Phase 2, 109 single family residential lots and three (3) common area lots, being 153.126 acres, located southwest of the intersection of Old Maypearl Road and Cunningham Meadows Road, situated in the W. Lockwood Survey, Abstract 647 and the A. Ferguson Survey, Abstract 350, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 183334 & 187067) – Owner: OLD MAYPEARL ROAD LLC. (SUB-64-2022) Staff: Zack King**

Jennifer Pruitt, Senior Director of Planning, reviewed the case noting the applicant is requesting to plat the subject property into 109 single-family residential lots and three (3) common area lots as part of Phase 2 of the Cunningham Meadow Estates subdivision. Ms. Pruitt noted the plat meets all ETJ requirements and the applicant is not requesting any waivers. Staff recommended approval per the following staff comment:

1. The applicant shall complete the review process of the traffic impact analysis (TIA) with City staff and shall install or meet any and all requirements of the TIA prior to the recording of this plat.

**Action:**

*Mr. Jim Phillips moved to approve a request by Christopher Walton, for a Plat of Cunningham Estates Phase 2, 109 single family residential lots and three (3) common area lots, being 153.126 acres, located southwest of the intersection of Old Maypearl Road and Cunningham Meadows Road, situated in the W. Lockwood Survey, Abstract 647 and the A. Ferguson Survey, Abstract 350, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 183334 & 187067) – Owner: OLD MAYPEARL ROAD LLC. (SUB-64-2022). Mr. Erik Test seconded, **All Ayes.***

**6. Adjourn**

Mayor Pro Tem Chris Wright and Planning and Zoning Commission members thanked Jim Phillips for his service on the Commission.

There being no further business, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary