

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 13, 2022 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
Betty Square Coleman
Bonney Ramsey
Erik Test

Members Absent: David Hudgins
Ron Ansell

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
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:

- ZDC-118-2022, the applicant requested to withdraw the case.
- SUB-150-2022, the applicant is requesting to plat the subject property into one (1) lot for single-family residential use and staff recommends approval as presented.
- SUB-154-2022, the applicant is requesting to plat the subject property into one (1) lot for commercial use and staff recommends approval per staff condition.
- SUB-143-2022, the applicant is requesting to subdivide an approximately 64.95-acre tract into 223 lots and 7 open spaces lots and staff recommends approval as presented. This plat is the second phase of the Dove Hollow Subdivision.
- SUB-134-2022, the applicant is requesting to replat six (6) open space lots (approximately 8.572 acres) into 42 residential lots. The six open space lots were platted with The Oaks of North grove Phase One in January 2022 and were initially platted as open space lots because they were in the floodplain. However, since the recordation of the plat, the consultant has prepared a flood study and received approval for a Letter of Map Revision (LOMR) from FEMA to revise the location of the floodplain noting the residential lots are not outside the limits of the floodplain. Ms. Tuley noted two (2) letters of opposition were received and staff recommends approval as presented.
- ZDC-138-2022, the applicant is requesting a Specific Use Permit to construct an accessory structure greater than 700 square feet on the rear side of a single-family residential lot at 241 Oak Tree Drive and staff recommends approval per staff conditions.

- ZDC-68-2022, the applicant is requesting a Specific Use Permit for heavy machinery and equipment, rental, sales, or storage use, outdoor display and pole sign use. Ms. Tuley noted the applicant provided two elevation façade options and the Commission can include their recommendation in the motion. Staff recommends approval per staff conditions.
- ZDC-130-2022, the applicant is requesting a Specific Use Permit to allow for an outside storage (Pecos Bill) use at 101 Tracy Lane. The retail establishment specializes in the sale of outdoor furniture and art. Ms. Tuley noted an overhead electric easement approximately 16' in width crosses through the center of the property and the applicant has not attained permission from the easement holder to utilize the space within the easement as a storage area. Due to this, the applicant is not permitted to use the area for outside storage and is not proposing to utilize the area. Staff recommends approval per staff conditions.
- ZDC-148-2022, the applicant is requesting approval of a Specific Use Permit for a tavern use for Texas Art & Pour located within the Central Area zoning district at 109 W. Franklin, Suite 115. Staff recommends approval per staff conditions.

3. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary