

Planning and Zoning Commission  
February 25, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 25, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman  
Melissa Ballard, Vice Chairman  
Betty Square Coleman  
Bonney Ramsey  
Jim Phillips  
David Hudgins

Others Absent: Erik Test

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Tommy Ludwig, Assistant City Manager  
Lori Cartwright, City Secretary  
Mary Lou Shipley, 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 February 11, 2020
- b. Minutes of the Planning and Zoning Commission briefing of February 11, 2020
- c. Minutes of the Planning and Zoning Commission Work Session of February 11, 2020

**Action:**

*Mrs. Bonney Ramsey moved to approve items a. through c. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.*

5. **Public Hearing on a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146)**

Chairman Keeler opened the Public Hearing.

Mr. Chris Webb, Planner, reported the applicant requested to combine two (2) existing lots into one (1) lot noting the property falls under the Infill Overlay District. The applicant is requesting a petition of relief on Right-of-Way (ROW) dedication. The applicant also requested a petition of relief for the required 15 feet utility easement to 10 feet.

Mr. Webb stated staff believes the ROW in this area will defeat the purpose where the city is trying to develop empty lots within the infill district. He stated the 10-foot easement will fit all utilities. He stated the City Council would need to vote on both petitions of relief.

There being no others to speak for or against RP-19-0146, Chairman Keeler closed the Public Hearing.

**6. Consider approval of RP-19-0146**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Jimmy Pogue, Stadia Land Surveying, for a Replat of North ½ of Lot 13 and 14 of Strickland Addition to create Lot 13R, Strickland Addition, 0.126 acres (Property ID 175891) – Owner: Martin Texas Properties (RP-19-0146) and recommend petitions of relief on the Right-of-Way and Utility Easement to City Council as presented Mr. Jim Phillips seconded, All Ayes.*

**7. Consider request by Ghazal Kellesley, Cumulus Design, for a Replat of Lot 33, Block A, Bob White Estates Phase Two, to create Lots 33A and 33B, Block A, Bob White Estates, Phase Two, being 2.251 acres (Property ID 267272) in the Extra Territorial Jurisdiction – Owner: Brooke Wilkinson and Thomas Blount (SUB-000009-2020)**

Mr. Webb reported the applicant is requesting a replat that would divide one (1) lot into two (2) lots located in the Extra Territorial Jurisdiction. He stated the setbacks meet Ellis County and the City of Waxahachie setbacks. Mr. Webb noted the city received a letter from Sardis Lone Elm stating that adequate public facilities were available for this property.

**Action:**

*Mr. Jim Phillips moved to approve a request by Ghazal Kellesley, Cumulus Design, for a Replat of Lot 33, Block A, Bob White Estates Phase Two, to create Lots 33A and 33B, Block A, Bob White Estates, Phase Two, being 2.251 acres (Property ID 267272) in the Extra Territorial Jurisdiction – Owner: Brooke Wilkinson and Thomas Blount (SUB-000009-2020). Mrs. Bonney Ramsey seconded, All Ayes.*

**8. Adjourn**

There being no further business, the meeting adjourned at 7:19 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary