

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, October 11, 2022 at 6:15 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Ron Ansell
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Eleana Tuley, Senior Planner
Macey Martinez, Graduate Engineer
Jami Bonner, Assistant City Secretary

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

Jennifer Pruitt, Senior Director of Planning, reviewed the following cases:

- ZDC-93-2022, the applicant is requesting a Specific Use Permit for an existing metal carport structure exceeding 700+ sq. ft. Staff recommends approval per staff comments.
- SUB-96-2022, the applicant is requesting to plat the subject property into eight (8) commercial lots and four (4) open space lots as part of the Victron Park Planned Development. She noted the applicant is providing a 10' right-of-way dedication along Butcher Road. Staff recommends approval per staff comments.
- SUB-97-2022, the applicant is requesting to plat the subject property into one (1) lot for commercial use as a Taco Bell. Staff recommends approval as presented.

Eleana Tuley, Senior Planner, reviewed the following case:

- SUB-113-2022, the applicant is requesting to replat the subject property into two (2) lots for commercial use. She noted the applicant is proposing a mutual access easement that is not reflected on the proposed Plat, but will be recorded as a separate instrument. Staff recommends approval as presented with the condition the Plat is revised to include the mutual access easement recording information prior to the Plat being filed with Ellis County.

3. Work Session: What is a Comprehensive Plan?

Ms. Pruitt introduced a new agenda item for P&Z Commission Briefings. She explained “Work Sessions” will be added to agendas, as time permits, to allow time for staff to speak on various topics related to planning with the goal of providing up to date information and standards.

Ms. Tuley reviewed the comprehensive plan process and noted the Comprehensive Plan Advisory Committee (CPAC) began the process in early 2021 and is nearing completion of Waxahachie’s plan. She encouraged citizens and CPAC members to provide input to shape the vision for the future of Waxahachie by contacting City staff or visiting www.waxahachieplan.com.

4. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary