

Planning and Zoning Commission
January 10, 2023

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, January 10, 2023 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
Bonney Ramsey
David Hudgins
Erik Test
Ron Ansell

Member Absent: Betty Square Coleman

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

- Item 5, the Public Hearing on a request by the City of Waxahachie to adopt the Waxahachie Comprehensive Plan, including but not limited to the Future Land Use Plan, and Thoroughfare Plan will be continued to a future meeting.
- SUB-163-2022, the applicant is requesting to plat the subject property into one (1) lot for residential use and staff recommends approval as presented.
- SUB-124-2022, the applicant is requesting to combine two lots into one lot (approximately 0.882 acres) for residential use. The governing zoning (PD-MUR) allows for 3 mixed-use buildings and 4 townhomes; however, another replat would be required in the future to develop the subject property in conformance with the zoning. The purpose of this replat is to combine two existing lots into one lot for the property owner to sell the property. Staff recommends approval as presented.
- ZDC-117-2022, the applicant is requesting a specific use permit for a restaurant with a drive-through use (Chick-Fil-A) and a pole sign. The applicant provided two architectural elevations with the same building design and exterior finishing, except the color scheme for each set is different. The proposed project has satisfied all the requirements of the zoning ordinance and staff recommends approval per staff conditions.
- ZDC-158-2022, the applicant is requesting approval of a Planned Development (PD) with a base zoning of Central Area District (CA) to allow for a tattoo shop at the Rogers Hotel in Suite 305. Per the applicant, the studio will have 3 tattoo artists, the business will generally operate Monday through Sunday from 10am-6pm and services will be performed by appointment only and will not be open for general walk-ins. There are currently two

other tattoo shops in the downtown area and staff expressed concern about the number of tattoo shops in such close proximity to one another. Tattoo shops are allowed by right in the Commercial zoning district and staff believes there are other sites available for the use that are more appropriate, and as such, staff is recommending denial of the proposed rezoning request. If the Commission approves the request, staff recommends approval with staff conditions.

The Commission discussed a recently approved tattoo shop in the Central Area zoning district, the precedent for allowing a prohibited use in one room of a building, and whether the use fits the current zoning. Staff noted 4 letters of opposition were received for this case.

Zack King, Senior Planner, reviewed the following cases:

- SUB-170-2022, the applicant is requesting to plat the subject property into one (1) lot for non-residential use and staff recommends approval as presented.
- SUB-112-2022, the applicant is requesting to replat the subject property into six (6) lots for commercial use in the ETJ and staff recommends approval. The applicant is proposing mutual access easements across the subject property to allow for shared drives between each proposed lot. A water endorsement letter received from Rockett SUD stated that adequate water flow and pressure is not available for firefighting and fire suppression purposes and the applicant has added a note to the plat stating that. The applicant has also received approval from the Ellis County Fire Marshal for an on-site water system and storage tank to be used for fire suppression at the site and a note has been added to the plat as well.

Senior Planning Director Jennifer Pruitt announced the Planning Department received the Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement award.

3. Adjourn

There being no further business, the meeting adjourned at 6:48 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary