

Planning and Zoning Commission
October 24, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 24, 2023 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Adrian Cooper
Marlene Norcross

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Oanh Vu, 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. **Consider minutes of the regular Planning & Zoning Commission Meeting of October 10, 2023**

Action:

Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission Meeting of October 10, 2023 as presented. Motion was amended by David Hudgins to correct the vote of Item 13 from 7-0 to 6-1. Bonney Ramsey accepted the amendment to the motion. Motion was seconded by David Hudgins and carried unanimously (7-0).

5. **Present Proclamation proclaiming October 2023 as Community Planning Month**

Mayor Pro Tem Chris Wright presented a Proclamation recognizing October 2023 as Community Planning Month.

6. **Public Hearing on a request by Kenneth Taft, Bobby Cox Companies, for a Specific Use Permit (SUP) for a Restaurant with a Drive-Through use within a Commercial (C) zoning district located at 1735 North Highway 77 (Property ID 237029)- Owner: CCP T Molly Wax 323 LP (ZDC-137-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu and Kenneth Taft requested approval of the Specific Use Permit.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

There being no others to speak for or against ZDC-137-2023, Chairman Keeler closed the Public Hearing at approximately 7:13 p.m.

7. Consider recommendation of Zoning Change No. ZDC-137-2023

Action:

Ron Ansell moved to recommend approval of ZDC-137-2023, a Specific Use Permit (SUP) for a Restaurant with a Drive-Through use, subject to the conditions of the staff report with sign option 1, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).

8. Public Hearing on a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Block 239 and a portion of Blocks 237 and 238, Town Addition to create Lots 1 and 2, Coyote Pass, 2 residential lots, being 4.177 acres, located at 1333 E. Marvin Avenue (Property ID 171607) – Owner: Dan & Shasta Cox (SUB-138-2023)

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against SUB-138-2023, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

9. Consider approval of SUB-138-2023

Action:

Erik Test moved to approve SUB-138-2023, a Replat of Block 239 and a portion of Blocks 237 and 238, Town Addition to create Lots 1 and 2, Coyote Pass, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

10. Adjourn

There being no further business, the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary