

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, July 9, 2019 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
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, 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

Planning Director Shon Brooks announced the Dallas-Fort Worth bus tour for the Commissioners is Friday, July 12, 2019 and will start at City Hall at 8:30 a.m.

Senior Planner Colby Collins reviewed the following cases:

- SU-19-0071, applicant requested to continue to the P&Z meeting of July 23, 2019.
- RP-19-0077, applicant requested to replat 1 lot into 2 lots for residential use. Adequate public facilities are available. Staff recommended approval per water/sewer services being installed prior to recording of the plat.
- RP-19-0069, applicant requested to replat 1 lot into 4 lots for residential use. Adequate public facilities will be provided. Staff recommended approval per staff comments.
- SP-19-0070, applicant proposes to construct an office building. Staff recommended approval per staff comments.

{Ms. Betty Square Coleman arrived}

- SU-19-0078, applicant proposes a Burger King in front of the Waxahachie Town Crossing shopping center accessible via U.S. Highway 77. Site Plan does meet city requirements. While staff is not opposed to the proposed use, staff has concerns with the proposed location. Based on the projected growth of the surrounding area, staff believes a casual dining restaurant would be the best use for the property. Staff recommended to deny.

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3. Adjourn

There being no further business, the meeting adjourned at 6:46 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary