

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 26, 2019 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  
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  
Amber Villarreal, Assistant 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**

Senior Planner Colby Collins reviewed the following cases:

- PD-18-0210, withdrawn by applicant.
- PV-19-0014, applicant requested to vacate a Replat of Lots 4R-A and 4R-B, Block B, RVG Plaza.
- RP-19-0017, applicant is Replatting into two lots for continued retail use.
- FP-19-0018, staff recommended approval as presented.
- FP-19-0019, staff recommended approval subject to granting of private utility easement.
- RP-19-0024, applicant is in compliance with city requirements; however, there are additional outstanding comments from Ellis County.
- PD-19-0025, applicant requests living landscaping wall as opposed to the masonry wall originally approved with the development. The commission discussed adding an ornamental iron fence and live landscaping.
- SU-19-0026, applicant requested Specific Use Permit for a 549 unit storage facility off Corporate Parkway and Highway 77 near Atwoods. The commission questioned if this is the best use of this site. Mr. Collins noted he did not hear back from the applicant until 4:30 p.m. today regarding staff comments.
- SU-19-0040, applicant requested Specific Use Permit for craft distillery at 1807 Howard Road. Mr. Collins explained the site would be restricted to employees only and not for public consumption or sale. The commission discussed traffic concerns with large trucks picking up loads and blocking Howard Road.
- PD-19-0023, applicant requested a zoning change from Single-Family 3 to Single-Family-Attached for a mixture of single-family homes and townhomes.

{Ms. Betty Square Coleman arrived at 6:49 p.m.}

- PD-19-0022, applicant requested a Planned Development for a senior living facility located on Highway 77 next to the Life School. Mr. Collins reviewed staff concerns including traffic and accessibility.

{Ms. Melissa Ballard arrived at 6:54 p.m.}

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary