

Planning and Zoning Commission  
March 9, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, March 9, 2021 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  
Jim Phillips  
David Hudgins  
Erik Test

Members Absent: Melissa Ballard, Vice Chairman  
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
Macey Martinez, Graduate 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**

Planning Director Shon Brooks announced Planning Technician Destiny Wright is leaving the City of Waxahachie and will be greatly missed.

Senior Planner Colby Collins reviewed the following cases:

- SUB-9-2021, staff recommended approval as presented.
- SUB-183-2021, staff recommended approval of plat as presented and approval of petition of waiver as presented.
- ZDC-8-2021, staff recommended approval as presented. The Commission discussed the concern for starting a trend for in-home day cares and discussed the need for more child care options in the community.
- ZDC-186-2021, staff recommended approval per staff comments, approval of variance requests, and requested elevation/façade recommendation from the Commission. The consensus of the Commission was Option 1: The applicant is proposing an Elevation/Façade Plan that depicts average percentages of nearly 75% brick and 25% stone. The applicant has removed stucco from this option.

**3. Adjourn**

There being no further business, the meeting adjourned at 6:53 p.m.

Respectfully submitted,

Amber Villarreal, Assistant City Secretary