

Planning and Zoning Commission  
September 26, 2023

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, September 26, 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  
Betty Square Coleman  
Bonney Ramsey  
David Hudgins  
Erik Test

Member Absent: Ron Ansell

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
Oanh Vu, 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**

City staff briefed the Commission on the following September 26, 2023 regular meeting agenda items:

6. Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Block 1, Lot 1A and 1B of the Westgate Park Addition to create 1 lot, being 2.815 acres, located at 795 South Interstate 35 (Property ID 176810 and 207783 – Owner: Narayan Ram, LLC and Ram Narayan, LP (SUB-72-2023) Staff: Oanh Vu
7. Public Hearing on a request by Brenden Determann, B&B Managing & Consulting, LLC for a Replat of Lots 30, 31, and 32, Block 180, Oak Lawn Addition, to create Lots 30R and 31R, Block 180, Oak Lawn Addition, 2 Residential Lots, being 0.184 acres, located at 300 Henry Street, (Property ID 175100) – Owners: B&B Managing & Managing Consulting, LLC and Energy Renovation Center, Inc. (SUB-64-2023) Staff: Oanh Vu
9. Public Hearing on a request by Yomi Fayiga, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 200 N US Highway 77 (Property ID: 227579) – Owner: Crux Investments LP (ZDC-73-2023) Staff: Zack King

11. Public Hearing on a request by Mahendra Kandepu, Lillian Custom Homes, for an Amendment to Ordinance No. 3105, to allow for a revised site plan and development standards within an approved Planned Development located at the intersection of Vermont Street and Parks School House Road (Property ID: 226116) – Owner: Falcon’s Landing A Series of EIS Development II LLC (ZDC-118-2023) Staff: Zack King
13. Public Hearing on a request by Viran Nana. Developer, for a Specific Use Permit (SUP) for a car wash use within a General Retail (GR) zoning district located on the southeast corner of Indian Drive and Brown Street (Property ID 295113) - Owner: Buffalo Creek Plaza LLC (ZDC-100-2023) Staff: Eleana Tuley

*No action taken.*

### **3. Adjourn**

There being no further business, the meeting adjourned at 6:56 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary