

Planning and Zoning Commission  
June 15, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 15, 2021 at 7:00 p.m. in the Council Chamber 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

Member Absent: Erik Test

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Planning Manager  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, City Secretary

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of May 25, 2021
- b. Minutes of the Planning and Zoning Commission briefing of May 25, 2021

**Action:**

*Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.*

5. **Continue Public Hearing on a request by Ross Graves, Triten Real Estate Partners, for a Specific Use Permit (SUP) for Auto Parking Lot, Trucks and Trailers & Outdoor Storage use within a Light Industrial-1 zoning district located at 7240 N I35 (Property ID 186924) - Owner: TPRF V/TREP ISF WAXA, LLC (ZDC-60-2021)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-60-2021 to the July 13, 2021 Planning and Zoning Commission meeting.

**6. Consider recommendation of Zoning Change No. ZDC-60-2021**

**Action:**

*Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Ross Graves, Triten Real Estate Partners, for a Specific Use Permit (SUP) for Auto Parking Lot, Trucks and Trailers & Outdoor Storage use within a Light Industrial-1 zoning district located at 7240 N I35 (Property ID 186924) - Owner: TPRF V/TREP ISF WAXA, LLC (ZDC-60-2021) to the July 13, 2021 Planning and Zoning Commission meeting. Mr. Jim Phillips seconded, All Ayes.*

**7. Public Hearing on a request by Jackie Junger, for a Replat of Cerfs Addition, Lot 1, Block 2 to create Lots 1A-R and 1B-R, Block 2, Cerfs Addition, two residential lots, being 0.390 acres (Property ID 172579) – Owner: VZMZ PROPERTIES LLC & JACKIE JUNGER BIDDY (SUB-66-2021)**

Chairman Keeler opened the Public Hearing.

Planner Chris Webb presented the case noting the applicant is requesting to replat the subject property from one lot into two lots for residential use and staff recommended approval as presented.

There being no others to speak for or against SUB-66-2021, Chairman Keeler closed the Public Hearing.

**8. Consider approving SUB-66-2021**

**Action:**

*Mr. Jim Phillips moved to approve a request by Jackie Junger, for a Replat of Cerfs Addition, Lot 1, Block 2 to create Lots 1A-R and 1B-R, Block 2, Cerfs Addition, two residential lots, being 0.390 acres (Property ID 172579) – Owner: VZMZ PROPERTIES LLC & JACKIE JUNGER BIDDY (SUB-66-2021). Mr. David Hudgins seconded, All Ayes.*

**9. Public Hearing on a request by Shawn Graham, Jones & Carter, for a Specific Use Permit (SUP) for Drive Through Establishment (Bank) use within a Planned Development-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (ZDC-67-2021)**

Chairman Keeler opened the Public Hearing.

Planning Manager Colby Collins reviewed the case noting the applicant is requesting approval to allow a Neighborhood Credit Union (bank) on 1.55 acres and staff recommended approval per the following staff comment:

1. A mutually agreed upon Development Agreement will be required for the development.

Mr. Jim Phillips inquired about signage.

Mr. David Lapp, 536 Orchard Street, Wyandotte, Michigan, explained there will be wall signage and a monument sign in compliance with city standards.

There being no others to speak for or against ZDC-67-2021, Chairman Keeler closed the Public Hearing.

**10. Consider recommendation of Zoning Change No. ZDC-67-2021**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Shawn Graham, Jones & Carter, for a Specific Use Permit (SUP) for Drive Through Establishment (Bank) use within a Planned Development-Commercial zoning district, located at 1750 N Highway 77 (Property ID 263976) – Owner: WAX 77 INVESTORS LP (ZDC-67-2021) as presented. Ms. Betty Square Coleman seconded, All Ayes.*

**11. Public Hearing on a request by Michael Alturk, ADTM Engineering & Construction, for an Amendment to Ordinance No. 3258 to allow for an additional retail building within an approved retail development located at the SE corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-68-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Collins presented the case noting the applicant is requesting to amend Ordinance No. 3258 to allow for an additional 2,000 sq. ft. retail building within an approved retail planned development on 3.52 acres. Mr. Collins explained the applicant revised the site plan removing the drive-thru on the proposed new building and staff updated their recommendation to approval with the following staff comment:

1. A mutually agreed upon Development Agreement will be required for the development.

There being no others to speak for or against ZDC-68-2021, Chairman Keeler closed the Public Hearing.

**12. Consider recommendation of Zoning Change No. ZDC-68-2021**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Michael Alturk, ADTM Engineering & Construction, for an Amendment to Ordinance No. 3258 to allow for an additional retail building within an approved retail development located at the SE corner of Farley Street at Highway 287 (Property ID 181802) - Owner: KSAM LLC (ZDC-68-2021) subject to staff comments. Ms. Bonney Ramsey seconded, All Ayes.*

**13. Adjourn**

Planning Director Shon Brooks announced Colby Collins was promoted to Planning Manager.

Ms. Betty Square Coleman congratulated Amber Villarreal on her promotion to City Secretary. Ms. Coleman also announced Juneteenth festivities are planned for Saturday, June 19<sup>th</sup>, including a parade and celebration at the Ellis County African American Hall of Fame Museum and Library in Waxahachie.

There being no further business, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary