

Planning and Zoning Commission
July 13, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 13, 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
Erik Test

Others Present: Shon Brooks, Director of Planning
Colby Collins, Planning Manager
Chris Webb, Senior Planner
Macey Martinez, Graduate Engineer
Zack King, Planner
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

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 June 29, 2021
- b. Minutes of the Planning and Zoning Commission briefing of June 29, 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 announced the applicant requested to withdraw the case.

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

No action taken.

7. **Consider a plat request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Gibson Place for one (1) lot being 3.111 acres situated in the G.W. Younger Survey, Abstract 1195 and the B. Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: Ellis H&B, LLC. (SUB-56-2021)**

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

Action:

Mr. Jim Phillips moved to approve plat request by Tim Jackson, Texas Reality Capture & Surveying, LLC for a Plat of Gibson Place for one (1) lot being 3.111 acres situated in the G.W. Younger Survey, Abstract 1195 and the B. Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: Ellis H&B, LLC. (SUB-56-2021) as presented. Mr. David Hudgins seconded, All Ayes.

8. **Consider request by David Norris, Foresite Group, LLC, for a Final Plat of The Hamilton Addition, for 1 lot, being 7.7918 acres situated in the J.B. & Ann Adams Survey, Abstract 5 (Property ID 275562) – Owner: KALTERRA CAPITAL PARTNERS, LLC (SUB-92-2021)**

Mr. Webb presented the case noting the applicant is requesting to plat the subject property into one lot for multi-family residential use and staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by David Norris, Foresite Group, LLC, for a Final Plat of The Hamilton Addition, for 1 lot, being 7.7918 acres situated in the J.B. & Ann Adams Survey, Abstract 5 (Property ID 275562) – Owner: KALTERRA CAPITAL PARTNERS, LLC (SUB-92-2021) as presented. Ms. Bonney Ramsey seconded, All Ayes.

9. **Public Hearing on a request by Terri Atteberry, for a Specific Use Permit (SUP) for an Accessory Building +700 SF located at 131 Lakeshore Drive (Property ID 182032) - Owner: GERALD D SKINNER, JR & TERRI L ATTEBERRY (ZDC-94-2021)**

Chairman Keeler opened the Public Hearing.

Planning Manager Colby Collins presented the case noting the applicant is requesting to construct a +700 sq. ft. (1,095 sq. ft.) accessory structure on a single-family property and requesting a variance to side yard setback for the proposed structure. Mr. Collins explained the side yard setback requirement is 10 ft. and the applicant is proposing a minimum 7 ft. 2 in. side yard setback. He also noted 10 letters of support were received from the neighborhood. Staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
2. A concrete drive that leads from the home to the accessory structure shall be provided by the applicant.

3. The structure shall not be used as a dwelling.

There being no others to speak for or against ZDC-94-2021, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. ZDC-94-2021

Action:

Vice Chairman Melissa Ballard moved to approve a request by Terri Atteberry, for a Specific Use Permit (SUP) for an Accessory Building +700 SF located at 131 Lakeshore Drive (Property ID 182032) - Owner: GERALD D SKINNER, JR & TERRI L ATTEBERRY (ZDC-94-2021) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

11. Adjourn

City Secretary Amber Villarreal introduced and welcomed Assistant City Secretary Jami Bonner.

There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary