

Planning and Zoning Commission
October 26, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 26, 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
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services
Colby Collins, Planning Manager
Zack King, Planner
Macey Martinez, Graduate Engineer
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 October 12, 2021
- b. Minutes of the Planning and Zoning Commission briefing of October 12, 2021

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Erik Test seconded, All Ayes.

5. **Continue Public Hearing on a request by Josh Meredith, Van Trust Real Estate, for a Zoning Change from Planned Development – Commercial (PD-C) and Future Development (FD) to Planned Development – Light Industrial – 1 (PD-LI1), to allow Storage Warehouse use, located just West of Interstate 35 and South of Butcher Road (Property ID 188448 & 188453) - Owner: JAMES R PITTS TRUSTEE & BUCEES, LTD (ZDC-116-2021)**

Chairman Keeler announced the applicant requested to withdraw ZDC-116-2021.

6. **Consider recommendation of Zoning Change No. ZDC-116-2021**

No action taken.

7. **Continue Public Hearing on a request by Andrew Garrett, for a Specific Use Permit (SUP) for an Accessory Dwelling located at 800 Sycamore St (Property ID 176411) - Owner: A GARRETT REAL ESTATE VENTURES, LLC (ZDC-134-2021)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-134-2021 to the November 9, 2021 Planning and Zoning Commission meeting.

8. **Consider recommendation of Zoning Change No. ZDC-134-2021**

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Andrew Garrett, for a Specific Use Permit (SUP) for an Accessory Dwelling located at 800 Sycamore St (Property ID 176411) - Owner: A GARRETT REAL ESTATE VENTURES, LLC (ZDC-134-2021) to the November 9, 2021 Planning and Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.

9. **Continue Public Hearing on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development Zoning to Planned Development-General Retail zoning district, located at Broadhead Road (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-146-2021 to the November 9, 2021 Planning and Zoning Commission meeting.

10. **Consider recommendation of Zoning Change No. ZDC-146-2021**

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Yomi and Siyanade Fayiga for a Zoning Change from a Future Development Zoning to Planned Development-General Retail zoning district, located at Broadhead Road (Property ID 178923) - Owner: EQUITY TRUST COMPANY CUSTODIAN FBO (ZDC-146-2021) to the November 9, 2021 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.

11. **Public Hearing on a request by Michael C. Jackson, Wynne Jackson, for Zoning Change from a Single Family-1 (SF1) zoning to Planned Development-Light Industrial-1 (PD-LI-1) for an Industrial Complex (Manufacturing/Distribution) use located West of Solon Road and East of Patrick Road (Property ID 284811) - Owner: REED LAND MANAGEMENT (ZDC-155-2021)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-155-2021 to the November 9, 2021 Planning and Zoning Commission meeting.

12. Consider recommendation of Zoning Change No. ZDC-155-2021

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Michael C. Jackson, Wynne Jackson, for Zoning Change from a Single Family-1 (SF1) zoning to Planned Development-Light Industrial-1 (PD-LI-1) for an Industrial Complex (Manufacturing/Distribution) use located West of Solon Road and East of Patrick Road (Property ID 284811) - Owner: REED LAND MANAGEMENT (ZDC-155-2021) to the November 9, 2021 Planning and Zoning Commission meeting. Ms. Bonney Ramsey seconded, All Ayes.

13. Public Hearing on a request by Andria Moore, In York Industries, LLC for a Replat of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021)

Chairman Keeler opened the Public Hearing.

Planner Zack King presented the case noting the applicant is requesting to replat the property into two (2) lots for single-family residential use. He explained the applicant is requesting a petition of relief waiver from the right-of-way dedication of an additional 25'. Staff believes a 10' right-of-way dedication for this property is sufficient and staff recommended approval as presented and approval of the petition of relief waiver.

There being no others to speak for or against SUB-79-2021, Chairman Keeler closed the Public Hearing.

14. Consider approval of SUB-79-2021

Action:

Mr. David Hudgins moved to approve a request by Andria Moore, In York Industries, LLC for a Replat of the Harriet I. Nowlin Addition, to create two (2) residential lots, being 0.325 acres shown as, Lot 3, Block 14, Harriet I. Nowlin Addition (Property ID 175062) – Owner: In York Industries, LLC (SUB-79-2021) and approval of petition of relief waiver. Vice Chairman Melissa Ballard seconded, All Ayes.

15. Public Hearing on a request by Robert Morgan, Robert Morgan Construction, for a Specific Use Permit (SUP) for an Accessory Structure +700SF use within a Single Family-3 zoning district located at 1150 Dunaway St (Property ID 276925) - Owner: MORGAN ROBERT C & JENNIFER MORGAN (ZDC-152-2021)

Chairman Keeler opened the Public Hearing.

Mr. King presented the case noting the applicant is requesting approval to construct a 1,589 sq. ft. accessory structure, to be used as a garage, personal office, and storage space. 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. The accessory structure shall not be used as a dwelling unit.
3. The structure shall in any case not be leased or sold separately and shall not be separately metered.

Mr. King explained the existing home on the property received a variance allowing for the driveway to be constructed out of asphalt due to the unique configuration of the site. Due to this, staff has only requested the immediate approach to the accessory structure be concrete and the applicant has agreed.

There being no others to speak for or against ZDC-152-2021, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. ZDC-152-2021

Action:

Vice Chairman Melissa Ballard moved to approve a request by Robert Morgan, Robert Morgan Construction, for a Specific Use Permit (SUP) for an Accessory Structure +700SF use within a Single Family-3 zoning district located at 1150 Dunaway St (Property ID 276925) - Owner: MORGAN ROBERT C & JENNIFER MORGAN (ZDC-152-2021) as presented. Ms. Bonney Ramsey seconded, All Ayes.

17. Public Hearing on a request by Sidney Stratton, Manhard Consulting, for a Specific Use Permit (SUP) for an Auto Repair, Major (Caliber Collision) use within a Light Industrial-1 zoning district located at the intersection of Dart Way and North Highway 77 (Property ID 222752) - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (ZDC-150-2021)

Chairman Keeler opened the Public Hearing.

Planning Manager Colby Collins presented the case noting the applicant is requesting a Specific Use Permit (SUP) to allow outside storage as part of a proposed Caliber Collision. Mr. Collins reviewed staff's concern with the elevation/façade of the building noting staff suggests incorporating more faux windows as well as another façade material, such as stone, along the east elevation.

The Planning & Zoning Commission expressed concerns with screening the outside storage of vehicles and the building façade appearance. Commissioner Erik Test suggested the applicant review Caliber Collision buildings in other locations.

Sidney Stratton, 12225 Greenville Avenue, Dallas, Texas, offered to work with staff on improving the masonry noting the vehicles will be secured by a gate and mostly screened with trees. Ms. Stratton stated they are open to addressing the Commission's concerns with the elevation and façade and a masonry screening wall.

Joe Dell, Cross Development, noted he is willing to work with city staff on a masonry wall for screening and inquired if that could be a condition of the approval.

Chairman Keeler noted the Commission would like to see the revised plan before approval.

It was the consensus from the applicant to continue ZDC-150-2021 to the November 9, 2021 Planning and Zoning Commission meeting.

There being no others to speak for or against ZDC-150-2021, Chairman Keeler closed the Public Hearing.

18. Consider recommendation of Zoning Change No. ZDC-150-2021

Action:

Mr. Erik Test moved to continue the Public Hearing on a request by Sidney Stratton, Manhard Consulting, for a Specific Use Permit (SUP) for an Auto Repair, Major (Caliber Collision) use within a Light Industrial-1 zoning district located at the intersection of Dart Way and North Highway 77 (Property ID 222752) - Owner: ADEMM 1 FAMILY LIMITED PARTNERSHIP LTD (ZDC-150-2021) to the November 9, 2021 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.

19. Adjourn

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary