

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, November 23, 2021 at 6:00 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
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Colby Collins, Planning Manager
Zack King, Planner
James Gaertner, Director of Public Works and Engineering
Jami Bonner, Assistant City Secretary
David Hill, 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

Planner Zack King reviewed the following cases:

- SUB-168-2021, the applicant is requesting to plat the subject property into one (1) lot for multi-family residential use. Staff recommends approval as presented.
- SUB-172-2021, the applicant is requesting to plat the subject property into one (1) lot for commercial use (carwash). Staff recommends approval as presented.
- SUB-163-2021, the applicant is requesting to plat the subject property into one (1) lot for commercial use (carwash). Staff recommends approval as presented.
- SUB-175-2021, the applicant is requesting to plat the subject property into nine (9) lots for commercial use. He noted the applicant is providing a fifteen (15) foot right-of-way dedication along Brown St. and 80 foot right of way dedication for the Indian Drive extension in alignment with the thorough fare plan. Mr. King mentioned the entire property is not included on the plat being considered November 23rd due to time constraints; however, the applicant has agreed to enter into a Development Agreement for the remainder of the property when it is platted that includes the applicant constructing the Indian Drive extension and bridge across the creek to continue to HWY 287. Staff recommends approval as presented.
- SUB-177-2021, the applicant is requesting to plat the subject property into eight (8) lots for single family residential use. He noted the applicant is also requesting a variance from the Utility Easement requirement along Washington Avenue in place of the required 15' Utility Easement due to the space being utilized for the townhomes. Mr. King explained the Waxahachie Utilities Department has stated the variance is acceptable as long as it does

not cause issues for any franchise utilities in the area. Due to the variance request, Mr. King stated that the request will go before City Council for final approval. Staff recommends approval per staff comments including:

- The applicant must receive confirmation of acceptance of the 10' Utility Easement from all utility providers in the area, including AT&T, Atmos, and Oncor.

Planning Manager Colby Collins reviewed the following cases:

- ZDC-171-2021, the applicant is requesting to construct a +700 sq. ft. (3,000 sq. ft.) accessory structure (barn) in the rear of a single family property. Mr. Collins noted the property is over 26 acres; however, in an attempt to be consistent in limiting the number of structures on a property, the staff recommends the removal of the smaller accessory building currently located on the property. Ms. Bonney Ramsey inquired if there is a limit on the number of accessory structures that can be on a property. Mr. Collins replied that the ordinance states a two (or less) accessory building limit and not take up over 50% of the property. Staff recommends approval per staff comments.
- ZDC-174-2021, the applicant is requesting approval to allow a drive-through establishment (Starbucks) on 0.912 acres. Mr. Collins noted the proposed driveway does not meet TxDOT standards for driveway spacing due to a previously approved driveway plan for O'Reilly Auto Parts. The Commission discussed concerns with the façade and stated they would prefer to see some variation in the materials utilized. Staff recommends approval per staff comments.
- ZDC-173-2021, the applicant is requesting approval to allow an inpatient rehabilitation facility (ClearSky Rehabilitation Hospital) on 5 acres. Mr. Collins noted the applicant is significantly exceeding the hospital parking space requirement (one space per two beds); however, staff believes that the parking will be consistent with the use to accommodate peak employee numbers during shift change. Staff recommends approval per staff comments.
- ZDC-176-2021, the applicant is requesting a zoning change from Single Family-2 to Planned Development-Single Family-2 to allow an existing accessory structure for rent located at 314 Kaufman St. Mr. Collins presented the history of the location noting the structure was built in the early 1940s, predating City permit systems. After further investigation, Mr. Collins stated there are no known inspection records therefore the City does not know if the structure is a habitable space. He explained the address of the structure being considered is not found with Ellis County Appraisal District, but it has been separately metered for utilities, gas, and water and it has a separate mailing address. Ms. Betty Square Coleman stated the structure has been utilized as a rental property for many years and presented the possibility of the structure being grandfathered in. Mr. Collins stated the property can be brought up to City code and be utilized as a dwelling; however, it may not be utilized as a rental property as currently platted. Based on the details provided, staff recommends denial.
- ZDC-146-2021, the applicant is requesting to rezone the subject property from Future Development to Planned Development-General Retail to allow for Planned Development consisting of retail and townhomes. Mr. Collins presented development concerns including front entry lots, minimal visitor parking, property transition from retail to townhomes, density, and insufficient turn radius. He noted the applicant has verbally stated there will

be a screening wall and landscape buffer between retail and townhomes. Due to staff concerns, staff recommends denial.

3. Adjourn

There being no further business, the meeting adjourned at 6:59 p.m.

Respectfully submitted,

Jami Bonner
Assistant City Secretary