

Planning and Zoning Commission  
January 11, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 11, 2022 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, Executive Director of Development Services  
Jennifer Pruitt, Director of Planning  
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 December 28, 2021
- b. Minutes of the Planning and Zoning Commission briefing of December 28, 2021

**Action:**

*Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.*

5. **Continue Public Hearing on a request by Terrance Jobe, Alluvium Development, Inc., for a Zoning Change from a General Retail (GR) and Future Development (FD) zoning districts to Planned Development Mixed-Use Residential (PD-MUR) zoning district, located west of 2374 W Highway 287 Bypass (Property ID 185971, 185978, 185972, 185886) - Owner: CAROLYN J HAMAN L/E (ZDC-188-2021)**

Chairman Keeler continued the Public Hearing.

Planning Director Jennifer Pruitt presented the case noting the applicant is requesting approval of a Planned Development to allow development of single-family homes, cottage style homes, retail/office, and park/open space on 188.46 acres. Staff recommended approval per the following staff comment:

1. If approved, a mutually agreed upon Development Agreement must be signed by the applicant.

Ms. Pruitt explained the applicant revised the concept plan based on the Commission's comments. She noted the development will offer five architectural styles: Contemporary, Modern Farm, Tudor, Mediterranean, and Craftsman, with the remaining 40% of the lots to be determined by the market. The applicant also revised the exterior finish materials, floor plan variation, and garage door orientations. She noted staff received one letter of support and four letters of opposition.

Todd Winters, 201 Windco Circle, Wylie, Texas, explained architectural styles were updated with 12% allowed for each style. He noted the developer will fully fund and coordinate with the City of Waxahachie and TxDOT for the design and installation of a traffic signal at the southern entrance to Montclair Heights. Mr. Winters provided distinctive elevation/architectural illustrations and added a non-repetitive clause to the development agreement.

Commissioner Jim Phillips asked if the cottages will include the five architectural styles and Mr. Winters concurred.

Chairman Keeler asked if there will be sidewalks included on the other side of the green space and Mr. Winters noted there will be. Chairman Keeler commended Mr. Winters for the improvements on the elevations.

Commissioner Betty Square Coleman inquired about screening between the retail and residential and Mr. Winters explained there will be a distinct wall separating the two.

There being no others to speak for or against ZDC-188-2021, Chairman Keeler closed the Public Hearing.

## **6. Consider recommendation of Zoning Change No. ZDC-188-2021**

### **Action:**

*Mr. Jim Phillips moved to approve a request by Terrance Jobe, Alluvium Development, Inc., for a Zoning Change from a General Retail (GR) and Future Development (FD) zoning districts to Planned Development Mixed-Use Residential (PD-MUR) zoning district, located west of 2374 W Highway 287 Bypass (Property ID 185971, 185978, 185972, 185886) - Owner: CAROLYN J HAMAN L/E (ZDC-188-2021). Mr. Erik Test seconded, All Ayes.*

## **7. 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.

Ms. Pruitt presented the case noting the applicant is requesting to rezone the property from Future Development to Planned Development-General Retail to allow for a Planned Development consisting of retail (front of property) and townhomes (rear of property). Staff recommended approval per the following staff comments:

1. A mutually agreed upon Development Agreement must be signed by staff and the applicant.
2. A detailed site plan for the development be reviewed by City Council as well.

Ms. Pruitt reviewed the following changes from the Planning and Zoning Commission meeting of November 23, 2021:

- Townhomes
  - Reduced townhome lot count from 22 to 21
  - Proposing 3-story townhomes along western (6 units) and eastern (6 units) boundaries of the property
  - Rear entry lot sizes will be 2,500 sq. ft. (front entry lots will remain 3,680 sq. ft.)
  - Building setbacks:
    - Front setback (front entry): 20 ft.
    - Front setback (rear entry): 10 ft.
    - Side setback: 10 ft
    - Rear setback (front entry): 10 ft.
    - Rear setback (rear entry): 5 ft.
- Landscaping
- Building design/façade
- Conformance with Comprehensive Plan

Dr. Yomi Fayiga, 111 W. Main, Waxahachie, Texas, thanked the Commission and Planning Department for their assistance with the development.

There being no others to speak for or against ZDC-146-2021, Chairman Keeler closed the Public Hearing.

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

### **Action:**

*Vice Chairman Melissa Ballard moved to approve 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) as presented. Mr. David Hudgins seconded, All Ayes.*

## **9. Adjourn**

There being no further business, the meeting adjourned at 7:17 p.m.

Respectfully submitted,  
Amber Villarreal, City Secretary