

Planning and Zoning Commission
January 25, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, January 25, 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
Bonney Ramsey
David Hudgins

Members Absent: Betty Square Coleman
Jim Phillips
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior 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**

Janet Schieman, 3821 Blackchamp Road, Waxahachie, Texas, expressed concerns regarding traffic, power grid impact, overloaded cell phone tower, and Wi-Fi availability in the area of Black Champ Road if ZDC-217-2021 is approved.

Jeff Bartlett, 3650 Blackchamp Road, Waxahachie, Texas, expressed concerns with traffic if ZDC-217-2021 is approved.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of January 11, 2022
- b. Minutes of the Planning and Zoning Commission briefing of January 11, 2022

Action:

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

5. **Consider a request by Emile Sirchia, for a Replat of Lots 1A, Emerald Forest, to create Lots 1A1, 1A2 & 1A3, Block 2, Emerald Forest, 3 Residential Lots, being 4.818 acres, located at 136 Oak Hill Court, in the Extra Territorial Jurisdiction (Property ID 150256) – Owner: EMILE A & KATHERINE A SIRCHIA (SUB-181-2021)**

Planning Director Jennifer Pruitt presented the case noting the applicant is requesting to replat the subject property into three (3) lots for single-family residential use and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Emile Sirchia, for a Replat of Lots 1A, Emerald Forest, to create Lots 1A1, 1A2 & 1A3, Block 2, Emerald Forest, 3 Residential Lots, being 4.818 acres, located at 136 Oak Hill Court, in the Extra Territorial Jurisdiction (Property ID 150256)– Owner: EMILE A & KATHERINE A SIRCHIA (SUB-181-2021) as presented. Vice Chairman Melissa Ballard seconded, All Ayes.

- 6. Consider request by Roger Borgelt, Dycal Land Holdings, LLC, for a Plat of Robnett Acres, Lot 1-6, Block A, being 22.682 acres, located at Robnett Road, situated in the Ashton Slayback Survey, Abstract 1005, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 191155) – Owner: BUTCHER-ROBINETT REALTY LLC (SUB-169-2021)**

Ms. Pruitt presented the case noting the applicant is requesting to plat the subject property into six (6) lots for single-family residential use and staff recommended approval with the following condition:

1. The existing 2-inch water main along Robnett Road is replaced with an 8-inch water main to provide adequate domestic water flow to each lot, per Rockett SUD requirements.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Roger Borgelt, Dycal Land Holdings, LLC, for a Plat of Robnett Acres, Lot 1-6, Block A, being 22.682 acres, located at Robnett Road, situated in the Ashton Slayback Survey, Abstract 1005, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 191155) – Owner: BUTCHER-ROBINETT REALTY LLC (SUB-169-2021) as presented. Mr. David Hudgins seconded, All Ayes.

- 7. Public Hearing on a request by Kenyatta Henderson, YaYa's Yuniversity, for a Specific Use Permit (SUP) for a Child Daycare Center use within a Single Family-2 (SF-2) zoning district located at 323 Kirksey Street (Property ID 193801) - Owner: SEVENTH DAY ADVENTIST (ZDC-216-2021)**

Chairman Keeler opened the Public Hearing.

Ms. Pruitt presented the case noting the applicant is requesting a Specific Use Permit to allow for a daycare use on the subject property and 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 any construction on the subject property.
2. Any new pavement added to the site shall be concrete.
3. The applicant will need to obtain a Certificate of Occupancy (CO) from the City of Waxahachie Building Inspections Department prior to operating on the subject property.

Ms. Pruitt explained the applicant is aware of the parking requirement for the facility and staff received one letter of support and one letter of support with opposition.

Kenyatta Henderson, 7650 Quails Nest Circle, Ovilla, Texas, explained her plan is to open a daycare with approximately sixty children and noted she is working with the State on licensing requirements.

Chairman Keeler asked if Ms. Henderson is aware of the parking agreement with Interbank and she stated she is.

There being no others to speak for or against ZDC-216-2021, Chairman Keeler closed the Public Hearing.

8. Consider recommendation of Zoning Change No. ZDC-216-2021

Action:

Vice Chairman Melissa Ballard moved to approve a request by Kenyatta Henderson, YaYa's Yuniversity, for a Specific Use Permit (SUP) for a Child Daycare Center use within a Single Family-2 (SF-2) zoning district located at 323 Kirksey Street (Property ID 193801) - Owner: SEVENTH DAY ADVENTIST (ZDC-216-2021) as presented. Mr. David Hudgins seconded, All Ayes.

9. Public Hearing on a request by George Salvador, Waxahachie One Development, for a Zoning Change from a Future Development (FD) zoning district to a Single Family-1 (SF-1) zoning district, located at 3811 Blackchamp Road (Property ID 225711) - Owner: CHRIS & HEATHER NOWELS (ZDC-217-2021)

Chairman Keeler announced the applicant will resubmit their case and property owner's will receive new notices.

10. Consider recommendation of Zoning Change No. ZDC-217-2021

No action taken.

11. Adjourn

Planning Director Jennifer Pruitt introduced and welcomed Senior Planner Eleana Tuley. Ms. Pruitt announced consideration is being taken to start Planning & Zoning Commission meetings at 6 p.m. and add plats to the consent agenda. Ms. Pruitt also announced the following meeting dates in February: February 8th-Comprehensive Plan Neighborhood meeting, February 15th-Planning & Zoning Commission meeting, and February 29th-Comprehensive Plan Advisory Committee meeting

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary