

Planning and Zoning Commission
March 15, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 15, 2022 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Jim Phillips

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
Ashlie Jones, Senior Planner
Jami Bonner, Assistant City Secretary

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

Ira Tenpenny, 109 Rosa Street, Waxahachie, expressed concern in regards to accessory dwellings having a separate address from the main structure on a property. He requested staff to verify addresses exist according to ECAD prior to installing meters on accessory dwellings.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of March 1, 2022
- b. Minutes of the Planning and Zoning Commission briefing of March 1, 2022

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

5. **Public Hearing on a request by Natasha Harris, Heritage of Love Academy, for a Specific Use Permit (SUP) for a Child Daycare Center use within an Office (O) zoning district located at 3084 W Hwy 287 (Property ID 202589) - Owner: ELLIS COUNTY BAPTIST ASSOCIATION (ZDC-10-2022)**

Chairman Keeler announced the applicant requested to withdraw case number ZDC-10-2022.

6. **Consider recommendation of Zoning Change No. ZDC-10-2022**

No action taken.

7. **Consider request by Andrew Tweedie for a Plat of The Shire, lots 1 & 2, Block A, being 4.278 acres, located at 430 Angus Road, situated in the R.M. Wyatt Survey, Abstract 1318, and R.M. Wyatt Survey, Abstract 1323, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 209052) – Owner: ANDREW & ROBIN K TWEEDIE (SUB-8-2022)**

Senior Planner Eleana Tuley presented the case noting the applicant is requesting to plat the subject property into two (2) lots for single family residential use. She noted adequate water flow for domestic services can be provided to the site; however, water flow and pressure for firefighting and fire suppression is not available per Buena Vista-Bethal SUD. Staff recommends approval per the following comment:

1. A revised version of the plat shall be provided to staff that includes a note stating the following: “NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES.”

Action:

Mr. David Hudgins moved to approve a request by Andrew Tweedie for a Plat of The Shire, lots 1 & 2, Block A, being 4.278 acres, located at 430 Angus Road, situated in the R.M. Wyatt Survey, Abstract 1318, and R.M. Wyatt Survey, Abstract 1323, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 209052) – Owner: ANDREW & ROBIN K TWEEDIE (SUB-8-2022) per staff comments. Ms. Betty Square Coleman seconded, All Ayes.

8. **Public Hearing on a request by Robert Fillingim for a Specific Use Permit (SUP) for an Accessory Structure equal to or greater than 700SF use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 112 Homestead Ln (Property ID 269663) - Owner: ROBERT & VANESSA FILLINGIM (ZDC-19-2022)**

Chairman Keeler opened the Public Hearing.

Ms. Tuley presented the case noting the applicant is requesting to construct a +700 square foot accessory structure to the side and rear of a single family residential lot to be used as a personal workshop. Staff recommends approval per the following comments:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

There being no others to speak for or against ZDC-19-2022, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. ZDC-19-2022

Action:

Mr. Erik Test moved to approve a request by Robert Fillingim for a Specific Use Permit (SUP) for an Accessory Structure equal to or greater than 700SF use within a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district located at 112 Homestead Ln (Property ID 269663) - Owner: ROBERT & VANESSA FILLINGIM (ZDC-19-2022) per staff comments. Ms. Bonney Ramsey seconded, All Ayes.

10. Public Hearing on a request by Angela Glass for a Specific Use Permit (SUP) for an Accessory Structure equal to or greater than 700SF use within a Single Family-1 (SF1) zoning district located at 808 W Main St (Property ID 171906) - Owner: ROBERT V & ANGELA GLASS (ZDC-17-2022)

Chairman Keeler opened the Public Hearing.

Ms. Tuley presented the case noting the applicant is requesting a specific use permit to construct a 952 square foot accessory structure on the rear portion of the single-family lot. She noted the subject property is a double frontage lot with the front façade of the primary structure facing West Main Street and the rear oriented towards Water Street. Staff recommends approval per the following comments:

1. The accessory structure shall not be used as a dwelling.
2. The accessory structure shall not be used for commercial purposes.
3. The accessory structure shall not be leased or sold separately from the primary residence and shall not be separately metered.
4. The applicant shall obtain a permit from the City of Waxahachie Building Department prior to construction of the accessory structure.

There being no others to speak for or against ZDC-17-2022, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZDC-17-2022

Action:

Mr. David Hudgins moved to approve a request by Angela Glass for a Specific Use Permit (SUP) for an Accessory Structure equal to or greater than 700SF use within a Single Family-1 (SF1) zoning district located at 808 W Main St (Property ID 171906) - Owner: ROBERT V & ANGELA GLASS (ZDC-17-2022) per staff comments. Ms. Bonney Ramsey seconded, All Ayes.

12. Adjourn

Chairman Keeler welcomed new staff member Ashlie Jones, Senior Planner.

Mr. Hudgins shared his prayers and support for the people of Ukraine.

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There being no further business, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Jami Bonner

Assistant City Secretary