

Planning and Zoning Commission
March 29, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 29, 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
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Eleana Tuley, Senior Planner
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 March 15, 2022
- b. Minutes of the Planning and Zoning Commission briefing of March 15, 2022

Action:

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

5. Public Hearing on a request by Marshall Wallis, for a Replat of Lot 7BR, Roe Estates, Phase Two, to create Lots 7BR1 & 7BR2, Roe Estates, Phase Two, 2 Residential Lots, being 3.46 acres, located at 3221 Blackchamp Road, (Property ID 264902) – Owner: CHRISTIE M & MARSHALL WALLIS (SUB-21-2022)

Chairman Keeler opened the Public Hearing.

Senior Planner Eleana Tuley presented the case noting the applicant is requesting to replat an existing lot into two lots for single-family uses and staff recommended approval as presented.

There being no others to speak for or against SUB-21-2022, Chairman Keeler closed the Public Hearing.

6. Consider approval of SUB-21-2022

Action:

Vice Chairman Melissa Ballard moved to approve a request by Marshall Wallis, for a Replat of Lot 7BR, Roe Estates, Phase Two, to create Lots 7BR1 & 7BR2, Roe Estates, Phase Two, 2 Residential Lots, being 3.46 acres, located at 3221 Blackchamp Road, (Property ID 264902) – Owner: CHRISTIE M & MARSHALL WALLIS (SUB-21-2022) as presented. Mr. David Hudgins seconded, All Ayes.

7. Public Hearing on a request by Brandon Layman, 7 Brew Drive-Thru Coffee, for a Specific Use Permit (SUP) for a Drive-Through Establishment use within a Planned Development-42-Commercial (PD-42-C) zoning district located East of Highway 77 and North of Country Meadows Blvd (Property ID 224192) - Owner: WILLIAM C & SALLY R ESTES LIVING TRUST (ZDC-22-2022)

Chairman Keeler opened the Public Hearing.

Planner Zack King presented the case noting the applicant is requesting approval of a Specific Use Permit (SUP) to allow a drive-through establishment (7 Brew Coffee) on 0.597 acres. Staff recommended approval subject to the following staff comments:

1. A mutually agreed upon Development Agreement will be required for the development.
2. All necessary building permits will need to be issued by the City of Waxahachie Building and Community Services Department prior to construction on the site.

Mr. King reviewed the three elevation façade options and stated staff recommended option 1 as proposed by the applicant. The operational plan will consist of a drive-through concept only without inside dining. Mr. King explained the proposal meets or exceeds all City landscaping requirements.

Commissioner Bonney Ramsey requested adding crape myrtle trees to the landscaping and Mr. Hank Hopkins, on behalf of the applicant, noted that can be incorporated.

Chairman Keeler noted it was the consensus of the Commission to recommend elevation façade option 1 as proposed by the applicant.

There being no others to speak for or against ZDC-22-2022, Chairman Keeler closed the Public Hearing.

8. Consider recommendation of Zoning Change No. ZDC-22-2022

Action:

Mr. David Hudgins moved to approve a request by Brandon Layman, 7 Brew Drive-Thru Coffee, for a Specific Use Permit (SUP) for a Drive-Through Establishment use within a Planned

Development-42-Commercial (PD-42-C) zoning district located East of Highway 77 and North of Country Meadows Blvd (Property ID 224192) - Owner: WILLIAM C & SALLY R ESTES LIVING TRUST (ZDC-22-2022) subject to staff comments. Ms. Bonney Ramsey seconded, All Ayes.

- 9. Consider request by Brandon Layman, 7 Brew Drive-Thru Coffee, for a Plat of 7 Brews Addition, lots 1 & 2, Block A, 7 Brews Addition, being 0.597 acres, located East of Highway 77 and North of Country Meadows Blvd, situated in the Henry Levy Survey, Abstract 629, an addition to the City of Waxahachie (Property ID 224192) – Owner: WILLIAM C & SALLY R ESTES LIVING TRUST (SUB-24-2022)**

Mr. King presented the case noting the applicant is requesting to plat the subject property into one (1) lot for commercial use (drive-through coffee shop) and staff recommended approval subject to the following staff comments:

1. Due to uncertainty regarding future development of Lot 2, the City of Waxahachie Public Works Department has asked for a letter of intent from the property owner stating that appropriate drainage facilities for Lot 1 will be maintained or reconfigured as necessary when Lot 2 is developed. The applicant shall provide this letter to staff prior to plat filing.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Brandon Layman, 7 Brew Drive-Thru Coffee, for a Plat of 7 Brews Addition, lots 1 & 2, Block A, 7 Brews Addition, being 0.597 acres, located East of Highway 77 and North of Country Meadows Blvd, situated in the Henry Levy Survey, Abstract 629, an addition to the City of Waxahachie (Property ID 224192) – Owner: WILLIAM C & SALLY R ESTES LIVING TRUST (SUB-24-2022) as presented. Ms. Bonney Ramsey seconded, All Ayes.

10. Adjourn

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

Respectfully submitted,

Amber Villarreal
City Secretary