

Planning and Zoning Commission
August 29, 2023

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, August 29, 2023 at 6:30 p.m. in the City Council Conference Room at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Betty Square Coleman
David Hudgins
Ron Ansell

Members Absent: Melissa Ballard, Vice Chairman
Bonney Ramsey
Erik Test

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, Senior Planner
Eleana Tuley, Senior Planner
Oanh Vu, Planner
Macey Martinez, City Engineer
Amber Villarreal, City Secretary
Chris Wright, 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

City staff briefed the Commission on the following August 29, 2023 regular meeting agenda items:

5. Consider a request by Bryce Eckeberger, Kimley-Horn, for a Plat of 289 BSL – Waxahachie, lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023) Staff: Eleana Tuley
6. Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article VI Performance Standards, Section 6.03 Lighting and Glare Standards (ZTA-113-2023) Staff: Jennifer Pruitt
7. Consider recommendation of Zoning Text Amendment No. ZTA-113-2023
8. Consider a request by Mike Davis, Bannister Engineering, for a Plat of Waxahachie 287 Retail, being 3.788 acres, located directly south of 131 Village Parkway, situated in the Robert Russell Survey, Abstract 911, an addition to the City of Waxahachie (Property ID: 138302 & 284546) – Owners: Waxahachie 287 Retail, LLC and Lyons American Securities, Inc., Trustee for Waxahachie 287 Brown Street LTD (SUB-105-2023) Staff: Zack King

9. Consider recommendation on a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Lots 127R and 130 of the Ferris Second Addition, 2 lots, being 0.811 acres, located at 122 and 126 North Highway 77. (Property ID 142201 and 173428) Owners: Ellis County Farm Bureau, Linda and Duane Farmer (SUB-42-2023) Staff: Oanh Vu
10. Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Tracts 5 and 4B A of the Whispering Meadows Addition, to create Lots 4B-1A, 5A, 5B, 5C, and 5D of the Whispering Meadows Addition, 5 residential lots, being 29.000 acres, located at 1161 and 1207 Wilson Road in the City of Waxahachie Extra Territorial Jurisdiction. (Property ID 199199 and 222619) – Owners: Anthony Gutierrez, ACE Mulligan Investments, LLC, Martha and Miguel Gabriola (SUB-98-2023) Staff: Oanh Vu
11. Consider a request by Jeff Montanya for a Replat of Lots 1 and 2 Block 1, of the Shaw Burgess Addition, to create Lot 1R and 2R, Block 1, of the Shaw Burgess Addition, 2 residential lots, being 13.827 acres, located at 850 and 870 Wilson Road, in the Extra Territorial Jurisdiction (Property IDs 273283 and 273284) – Owners: Brian and Jennifer Burgess, and Tyler and Kimberlee Shaw (SUB-83-2023) Staff: Oanh Vu
12. Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Lot 8, Block 61, and Lots 8 and 9, Block 63 of the Town Addition being 0.198 acres, located at 444, 450, and 500 Dr. Martin Luther King Boulevard (Property ID 170925, 171001, 171002 – Owner: Pace Custom Homes I, Inc. (SUB-51-2023) Staff: Oanh Vu
13. Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Plat of Phan Addition, Lot 1, Block A, being 1.901 acres, located at 350 Farrar Road, situated in the S A & M G R R Survey, Abstract 1038 and the G Wheelock Survey, Abstract 1117, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 274708 – Owner: Phuoc Phan (SUB-50-2023) Staff: Oanh Vu
14. Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Tract 2, Block A, North Waxahachie Industrial Park, 2 lots, being 4.071 acres, located at 2601 North Highway 77 (Property ID 174803, 296943 and 193702) – Owner: CJ Commercial Co LLC and Northside Church of Christ (SUB-111-2022) Staff: Eleana Tuley

No action taken.

3. Adjourn

There being no further business, the meeting adjourned at 6:51 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary