

Planning and Zoning Commission
September 26, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 26, 2023 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
David Hudgins
Erik Test

Member Absent: Ron Ansell

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
Amber Villarreal, City Secretary
Chris Wright, 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 August 29, 2023
- b. Minutes of the Planning & Zoning Commission briefing of August 29, 2023

Action:

Bonney Ramsey moved to approve all items on the Consent Agenda as presented. Motion was seconded by Melissa Ballard and carried unanimously (6-0).

5. Recognize Betty Square Coleman and Melissa Ballard for their service on the Planning & Zoning Commission

Chairman Keeler thanked Betty Square Coleman for her 25 years of service to the Planning and Zoning Commission and Melissa Ballard for her 14 years of service to the Planning and Zoning Commission and presented them with a plaque.

No action taken.

6. **Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Block 1, Lot 1A and 1B of the Westgate Park Addition to create 1 lot, being 2.815 acres, located at 795 South Interstate 35 (Property ID 176810 and 207783 – Owner: Narayan Ram, LLC and Ram Narayan, LP (SUB-72-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu.

Action:

David Hudgins moved to approve SUB-72-2023 for a Replat of Block 1, Lot 1A-R of the Westgate Park Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

7. **Public Hearing on a request by Brenden Determann, B&B Managing & Consulting, LLC for a Replat of Lots 30, 31, and 32, Block 180, Oak Lawn Addition, to create Lots 30R and 31R, Block 180, Oak Lawn Addition, 2 Residential Lots, being 0.184 acres, located at 300 Henry Street, (Property ID 175100) – Owners: B&B Managing & Managing Consulting, LLC and Energy Renovation Center, Inc. (SUB-64-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:12 p.m.

There being no others to speak for or against SUB-64-2023, Chairman Keeler closed the Public Hearing at approximately 7:12 p.m.

8. **Consider approval of SUB-64-2023**

Action:

Melissa Ballard moved to approve SUB-64-2023 for a Replat of Block D and part of Block 180, Lots 30R and 31R of the Oak Lawn Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

9. **Public Hearing on a request by Yomi Fayiga, for a Specific Use Permit (SUP) for an Electronic Message Sign use within a General Retail (GR) zoning district located at 200 N US Highway 77 (Property ID: 227579) – Owner: Crux Investments LP (ZDC-73-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King and Dr. Yomi Fayiga requested approval of the request.

Chairman Keeler opened the Public Hearing at approximately 7:18 p.m.

There being no others to speak for or against ZDC-73-2023, Chairman Keeler closed the Public Hearing at approximately 7:18 p.m.

10. Consider recommendation of Zoning Change No. ZDC-73-2023

Action:

Erik Test moved to recommend approval of ZDC-73-2023, a Specific Use Permit (SUP) request for an Electronic Message Sign use at 200 N US Highway 77, subject to the conditions of the staff report, and with the addition that the applicant will provide City Council with an adequate landscape plan. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

11. Public Hearing on a request by Mahendra Kandepu, Lillian Custom Homes, for an Amendment to Ordinance No. 3105, to allow for a revised site plan and development standards within an approved Planned Development located at the intersection of Vermont Street and Parks School House Road (Property ID: 226116) – Owner: Falcon’s Landing A Series of EIS Development II LLC (ZDC-118-2023) Staff: Zack King

The Item was presented by Mr. King and Mr. Brett Hess requested approval.

Chairman Keeler opened the Public Hearing at approximately 7:45 p.m.

There being no others to speak for or against ZDC-118-2023, Chairman Keeler closed the Public Hearing at approximately 7:45 p.m.

12. Consider recommendation of Zoning Change No. ZDC-118-2023

Action:

Melissa Ballard moved to recommend approval of ZDC-118-2023, an Amendment to Ordinance 3105, subject to the conditions in the staff report, and all right-of-way facing shall be all brick. Motion was seconded by Betty Square Coleman and carried unanimously (6-0).

13. Public Hearing on a request by Viran Nana, Developer, for a Specific Use Permit (SUP) for a car wash use within a General Retail (GR) zoning district located on the southeast corner of Indian Drive and Brown Street (Property ID 295113) - Owner: Buffalo Creek Plaza LLC (ZDC-100-2023) Staff: Eleana Tuley

The Item was presented by Senior Planner Eleana Tuley. Construction Manager Sameer Mohammed, Community Outreach Marketing Manager Allie Sandoval, Developer Viran Nana, Factory Representative Jimmy Williams, and Investor Greg Miller requested approval.

Chairman Keeler opened the Public Hearing at approximately 8:32 p.m.

Those who spoke in favor:

Joe Rust, 440 Gingerbread Lane, Waxahachie, Texas
Lance Rust, 707 Amherst, Waxahachie, Texas

There being no others to speak for or against ZDC-100-2023, Chairman Keeler closed the Public Hearing at approximately 8:44 p.m.

14. Consider recommendation of Zoning Change No. ZDC-100-2023

Action:

Melissa Ballard moved to recommend approval of ZDC-100-2023, a Specific Use Permit (SUP) for a car wash use, subject to the conditions in the staff report with elevation option 2, authorizing the City Manager and/or Mayor to execute all documents accordingly. Motion was seconded by Betty Square Coleman and carried by a vote of 5-1, with Rick Keeler voting in opposition.

15. Adjourn

Commissioners thanked Betty Square Coleman and Melissa Ballard for their dedicated service to Waxahachie.

There being no further business, the meeting adjourned at 8:47 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary