

Planning and Zoning Commission
October 10, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 10, 2023 at 7:00 p.m. at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Erik Test, Vice Chairman
Bonney Ramsey
David Hudgins
Ron Ansell
Adrian Cooper
Marlene Norcross

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Zack King, 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. **Reorganize the Commission**

Action:

David Hudgins moved to nominate Rick Keeler as Chairman. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

David Hudgins moved to nominate Erik Test as Vice Chairman. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

5. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 26, 2023
- b. Minutes of the Planning & Zoning Commission briefing of September 26, 2023

Action:

Bonney Ramsey moved to approve all items on the Consent Agenda as presented. Motion was seconded by David Hudgins and carried unanimously (7-0).

6. **Consider request by Yomi and Siyan Fayiga, Crux Jefferson, LLC for a Plat of Teddo Crossing Phase One, Lots 1, 2, and 3, Block A, being 11.130 acres, located at the northwest corner of North U.S. Highway 77 and West Butcher Road, situated in the Thomas Selby Survey, Abstract 1002, an addition to the City of Waxahachie (Property ID 284633) – Owner: Crux Jefferson, LLC (SUB-117-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu.

Action:

Bonney Ramsey moved to approve SUB-117-2023 for a Plat of Lots 1, 2, and 3, Block A of Teddo Crossing Phase One, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Ron Ansell and carried unanimously (7-0).

7. **Consider request by Moises Martinez, for a Plat of MM Tract, Lot 1, Block 1, being 1.700 acres, located directly east of 2820 Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 291736)– Owner: Moises Martinez (SUB-121-2023)**

The Item was presented by Ms. Vu.

Action:

Ron Ansell moved to approve SUB-121-2023 for a Plat of Lot 1, Block 1 of the MM Tract, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Erik Test and carried unanimously (7-0).

8. **Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Pecan Estates, Lots 1 & 2, Block A, being 4.275 acres, located at 645 E. Pecan Tree Road, situated in the E. C. School Land Survey, Abstract 328, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 182952)– Owner: Jose & Benita Chavez (SUB-139-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Action:

David Hudgins moved to approve SUB-139-2023 for a Plat of Lots 1 and 2, Block A, of the Pecan Estates, subject to the conditions of the staff report, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

9. **Consider recommendation of a request by Tim Jackson, TRCS, LLC, for a Replat of Block 10, Lot 1AR of the Original Town of Waxahachie Addition, 1 lot, being 0.980 acres, located at 216 North College Street (Property ID 217175 – Owner: City of Waxahachie (SUB-84-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Action:

David Hudgins moved to recommend approval of SUB-84-2022 for a Replat of Lot 1AR, Block 10 of the Original Town of Waxahachie Addition, subject to the conditions of the staff report, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Bonney Ramsey and carried unanimously (7-0).

- 10. Public Hearing on a request by Jordan Cogburn, Cogburn Contracting, for a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use within a Planned Development Single-Family Dwelling-1 (PD-SF-1) zoning district located at 144 Homestead Lane (Property ID 269669) - Owner: Mason Tucker (ZDC-125-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Chairman Keeler opened the Public Hearing at approximately 7:13 p.m.

Those who spoke in support:

Sarah Cogburn, 2840 Brads Way, Midlothian, Texas

There being no others to speak for or against ZDC-125-2023, Chairman Keeler closed the Public Hearing at approximately 7:14 p.m.

- 11. Consider recommendation of Zoning Change No. ZDC-125-2023**

Action:

Ron Ansell moved to recommend approval of ZDC-125-2023, a Specific Use Permit (SUP) for an Accessory Structure over 700 square feet use within a Planned Development Single-Family Dwelling-1 (PD-SF-1), subject to the conditions of the staff report. Motion was seconded by David Hudgins and carried unanimously (7-0).

- 12. Public Hearing on a request by Kevin Kosoris, 1020 Group LLC, for a Specific Use Permit (SUP) for a Self-Storage Facility use within a Commercial (C) zoning district located at 308 N College Street (Property ID: 170654) – Owner: Hachie Properties, LLC ETAL (ZDC-54-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King. Owners Kevin Kosoris and Brett Hess requested approval.

Chairman Keeler opened the Public Hearing at approximately 7:34 p.m.

Those who spoke in support:

John Zabojnik, 502 Columbia Avenue, Waxahachie, Texas

Hannah Shelby, 217 E. Main, Waxahachie, Texas

Kevin Shelby, 217 E. Main, Waxahachie, Texas

There being no others to speak for or against ZDC-54-2023, Chairman Keeler closed the Public Hearing at approximately 8:24 p.m.

13. Consider recommendation of Zoning Change No. ZDC-54-2023

Action:

David Hudgins moved to recommend approval of ZDC-54-2023, a Specific Use Permit for a Self-Storage Facility at 308 N College Street, subject to the conditions of the staff report: (1) The self-storage facility use shall be restricted to the portion of the building specifically identified in the Floor Plan exhibit. The self-storage facility use shall require approval of an amended SUP to expand beyond the area identified in the Floor Plan exhibit (2) The applicant shall receive all necessary building permits from the Building & Community Services Department prior to construction of the self-storage facility. Motion was seconded by Bonney Ramsey and carried (6-1), with Erik Test voting in opposition.

14. Adjourn

There being no further business, the meeting adjourned at 8:42 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary