

Planning and Zoning Commission
August 25, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 25, 2020 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
Jim Phillips
David Hudgins
Erik Test

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Lori Cartwright, City Secretary
Mary Lou Shipley, 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 11, 2020
- b. Minutes of the Planning and Zoning Commission briefing of August 11, 2020

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Jim Phillips seconded, All Ayes.

5. **Continue Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located N of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue ZDC-92-2020 to the Planning and Zoning Commission meeting of September 15, 2020.

6. **Consider recommendation of Zoning Change No. ZDC-92-2020**

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Brenden Determann, BFD Managing & Consulting LLC, for a Zoning Change from a Planned Development-General Retail zoning district to Single Family Residential-3, located N of 809 MLK (being a portion of Property ID 205458) - Owner: GIBSON & GIBSON LLC (ZDC-92-2020) to the Planning and Zoning Commission meeting of September 15, 2020. Ms. Betty Square Coleman seconded, All Ayes.

- 7. Consider request by Tim Jackson, Texas Reality Capture & Surveying, LLC., for a Plat of Pecan Tree Meadows for seven (7) residential lots being 14.574 acres situated in the E.C. School Land Survey, Abstract 328 (Property ID 259093) in the Extra Territorial Jurisdiction – Owner: Timothy Crane (SUB-000080-2020)**

Planner Chris Webb reported the applicant is requesting to divide a portion of the property into seven (7) lots for residential use. The applicant is requesting a petition of hardship waiver from City Council for inadequate fire flow to this site. Mr. Webb stated the City's Fire Marshall has reviewed the plans and provided his recommendation of approval for the petition of hardship waiver. Staff received an endorsement letter from Nash-Forreston WSC noting adequate domestic flow is available to this site. Staff recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying, LLC., for a Plat of Pecan Tree Meadows for seven (7) residential lots being 14.574 acres situated in the E.C. School Land Survey, Abstract 328 (Property ID 259093) in the Extra Territorial Jurisdiction – Owner: Timothy Crane (SUB-000080-2020). Mrs. Bonney Ramsey seconded, All Ayes.

- 8. Consider request by Dalton Bradbury, Acker Construction, for a detailed Site Plan Review for proposed Office, Professional, and Administrative uses located within a Planned Development-1-Commercial zoning district at 1340 and 1348 W. US Highway 287 Bypass (Property ID 238267) – Owner: BARBELL REAL ESTATE LLC AND JAMES BELLER (SP-101-2020)**

Senior Planner Colby Collins reported the applicant is requesting Site Plan approval to construct two multi-tenant office buildings on 1.381 acres located at the corner of RVG Parkway and U.S. Highway 287 Bypass. He noted the two proposed buildings would consist of 7,400 square feet (1348 W. US Highway 287; along west boundary of the property) and 6,800 square feet (1340 W. US Highway 287; along east boundary of the property). Mr. Collins explained the building located at 1340 W. US Highway 287 is intended to only have two tenants within the building. The number of tenants that will occupy the building located at 1348 W. US Highway 287 is currently unknown and the applicant is currently unaware of tenants that will occupy the buildings. Staff recommended approval per the following comments:

- Per the applicant's request, a mutually agreed upon Development Agreement will be required for the development.

- Due to the tenants to occupy the building currently being unknown to staff, staff has informed the applicant that if a Specific Use Permit (SUP) is required, it will be the applicant/tenant responsibility to apply for the required permit.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Dalton Bradbury, Acker Construction, for a detailed Site Plan Review for proposed Office, Professional, and Administrative uses located within a Planned Development-I-Commercial zoning district at 1340 and 1348 W. US Highway 287 Bypass (Property ID 238267) – Owner: BARBELL REAL ESTATE LLC AND JAMES BELLER (SP-101-2020) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

- 9. Continue Public Hearing on a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020)**

Chairman Keeler continued the Public Hearing.

Mr. Collins reported the applicant is requesting a deviation from Ordinance 3019 previously approved by City Council that requires the applicant to construct a masonry (drive-thru) screening wall on the property that was ultimately not constructed by the applicant for the site. At the Planning and Zoning Commission meeting of August 11, 2020, the applicant provided reasons why the wall was not constructed. Mr. Collins noted after the August 11, 2020 meeting the applicant added landscaping for additional screening of the property and to offset the exclusion of the previously approved masonry (drive-thru) wall.

There being no others to speak for or against ZDC-87-2020, Chairman Keeler closed the Public Hearing.

- 10. Consider recommendation of Zoning Change No. ZDC-87-2020**

Action:

Mrs. Bonney Ramsey moved to approve a request by Terry Nay, The Wash on Brown, for a Specific Use Permit (SUP) for Auto Laundry or Car Wash use within a General Retail zoning district located at 2201 Brown Street (Property ID 278472) - Owner: THE NAY COMPANY INC (ZDC-87-2020) as presented. Mr. Erik Test seconded, All Ayes.

- 11. Adjourn**

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary