

Planning and Zoning Commission
October 27, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 27, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
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 October 13, 2020
- b. Minutes of the Planning and Zoning Commission briefing of October 13, 2020

Action:

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

5. **Consider request by Christian Nowels for a Plat of Nowels Addition for 3 lots being 3.594 acres situated in W. Brown Survey, Abstract 176 (Property ID 225711) in the Extra Territorial Jurisdiction - Owner: CHRIS AND HEATHER NOWELS (SUB-49-2019)**

Planner Chris Webb reported the applicant is requesting to plat one (1) lot into three (3) lots. He stated adequate domestic flow and fire flow are available to this site and recommended approval.

Action:

Mr. Jim Phillips moved to approve a request by Christian Nowels for a Plat of Nowels Addition for 3 lots being 3.594 acres situated in W. Brown Survey, Abstract 176 (Property ID 225711) in

the Extra Territorial Jurisdiction - Owner: CHRIS AND HEATHER NOWELS (SUB-49-2019). Mr. David Hudgins seconded, All Ayes.

6. Public Hearing on a request by Irma Espinoza, Reach for the Sky, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 409 W 6th Street (Property ID 176922) - Owner: MEDINA LIVING TRUST & IRMA MEDINA (ZDC-128-2020)

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reported during a recent health inspection, the city noticed the applicant did not have the required Planned Development approval to operate at no fault of the owner/applicant. The applicant has been in operation and is licensed and regulated by the Texas Department of Family and Protective Services. Mr. Collins stated the zoning change will bring the use in compliance with the city zoning requirements. Mr. Collins stated the city received two (2) letters of approval and two (2) letters in opposition of ZDC-128-2020. Staff recommended approval.

Those who spoke for ZDC-128-2020:

Mr. Andrew Branca, 506 East University, Waxahachie
Ms. Joann Livingston, 404 West Ross, Waxahachie

There being no others to speak for or against ZDC-128-2020, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of Zoning Change No. ZDC-128-2020

Action:

Mrs. Bonney Ramsey moved to approve a request by Irma Espinoza, Reach for the Sky, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 409 W 6th Street (Property ID 176922) - Owner: MEDINA LIVING TRUST & IRMA MEDINA (ZDC-128-2020) as presented. Mr. David Hudgins seconded, All Ayes.

8. Public Hearing on a request by Yolanda Martinez, Martinez Day Care, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 317 W University Avenue (Property ID 176190) - Owner: JOE & YOLANDA MARTINEZ (ZDC-129-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported during a recent health inspection, the city noticed the applicant did not have the required Planned Development approval to operate at no fault of the owner/applicant. The applicant has been in operation and is licensed and regulated by the Texas Department of Family and Protective Services. Mr. Collins stated the zoning change will bring the use in compliance with the city zoning requirements. Mr. Collins stated the city received one (1) letter of approval and one (1) letter in opposition of ZDC-129-2020. Staff recommended approval.

There being no others to speak for or against ZDC-129-2020, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. ZDC-129-2020

Action:

Mr. Jim Phillips moved to approve a request by Yolanda Martinez, Martinez Day Care, for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 317 W University Avenue (Property ID 176190) - Owner: JOE & YOLANDA MARTINEZ (ZDC-129-2020). Mr. David Hudgins seconded, All Ayes.

10. Public Hearing on a request by Carrie Finley for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 201 Olive Street (Property ID 176437) - Owner: RICKIE L & CARRIE R FINLEY (ZDC-134-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported during a recent health inspection, the city noticed the applicant did not have the required Planned Development approval to operate at no fault of the owner/applicant. The applicant has been in operation and is licensed and regulated by the Texas Department of Family and Protective Services. Mr. Collins stated the zoning change will bring the use in compliance with the city zoning requirements. Staff recommended approval.

There being no others to speak for or against ZDC-134-2020, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZDC-134-2020

Action:

Mr. David Hudgins moved to approve a request by Carrie Finley for a Specific Use Permit (SUP) for Family Home use within a Single-Family Residential-2 zoning district located at 201 Olive Street (Property ID 176437) - Owner: RICKIE L & CARRIE R FINLEY (ZDC-134-2020). Mrs. Bonney Ramsey seconded, All Ayes.

12. Public Hearing on a request by Erik Barnard for a Zoning Change from a Single-Family Residential-1 zoning district to Commercial, located at 601 Ovilla Road (Property ID 191635) - Owner: ERIK BARNARD AND ELMWOOD HOMES LLC (ZDC-127-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting a zoning change to construct an office building on one (1) acre. The applicant intends to remove the existing single family structure from the subject property in order to construct the proposed development.

There being no others to speak for or against ZDC-127-2020, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. ZDC-127-2020

Action:

Mr. Jim Phillips moved to approve a request by Erik Barnard for a Zoning Change from a Single-Family Residential-1 zoning district to Commercial, located at 601 Ovilla Road (Property ID 191635) - Owner: ERIK BARNARD AND ELMWOOD HOMES LLC (ZDC-127-2020). Mr. Erik Test seconded, All Ayes.

14. Public Hearing on a request by Paula Justice, Secure More Storage, for a Zoning Change from a Light Industrial-2 and Single-Family Residential-2 zoning district to Planned Development-Light Industrial-2, located at 602 Cantrell Street (Property ID 189795) - Owner: SECURE MORE STORAGE CORP (ZDC-130-2020)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-130-2020 to the Planning and Zoning Commission meeting of November 10, 2020.

15. Consider recommendation of Zoning Change No. ZDC-130-2020

Action:

Mr. Erik Test moved to continue the public hearing on a request by Paula Justice, Secure More Storage, for a Zoning Change from a Light Industrial-2 and Single-Family Residential-2 zoning district to Planned Development-Light Industrial-2, located at 602 Cantrell Street (Property ID 189795) - Owner: SECURE MORE STORAGE CORP (ZDC-130-2020) to the Planning and Zoning Commission meeting of November 10, 2020. Mrs. Bonney Ramsey seconded, All Ayes.

16. Adjourn

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

Respectfully submitted,

Lori Cartwright
City Secretary