

Planning and Zoning Commission  
July 27, 2021

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 27, 2021 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning  
Chris Webb, Senior Planner  
Macey Martinez, Graduate Engineer  
Tommy Ludwig, Assistant City Manager  
Amber Villarreal, City Secretary  
Melissa Olson, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Public Comments**

Joseph Tedesco, 194 Colter Drive, Waxahachie, Texas, spoke in opposition to ZDC-58-2021.

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of July 13, 2021
- b. Minutes of the Planning and Zoning Commission briefing of July 13, 2021

**Action:**

*Ms. 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 George Salvador, Waxahachie One, LLC, for a Zoning Change from a Single Family-1 to Single Family-3, located at 401 Ovilla Road (being Property ID 180391) - Owner: EIS DEVELOPMENT II, LLC (ZDC-84-2021)**

Chairman Keeler announced the applicant requested to withdraw ZDC-84-2021.

6. **Consider recommendation of Zoning Change No. ZDC-84-2021**

**Action:**

*No action taken.*

7. **Continue Public Hearing on a request by Shea Kirkman for a Zoning Change from a Commercial zoning district to Planned Development-Light Industrial, located just North of 1800 W Highway 287 Bypass (Property ID 279123) - Owner: SANDSTONE 93 PARTNERS, LTD (ZDC-58-2021)**

Chairman Keeler announced the applicant requested to withdraw ZDC-58-2021.

8. **Consider recommendation of Zoning Change No. ZDC-58-2021**

**Action:**

*No action taken.*

9. **Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-105-2021 to the August 10, 2021 Planning and Zoning Commission meeting.

10. **Consider recommendation of Zoning Change No. ZDC-105-2021**

**Action:**

*Ms. Bonney Ramsey moved to continue the Public Hearing on a request by Josh Dunlap for a Zoning Change from a Planned Development-General Retail to Planned Development-Multiple Family-2 zoning district, located at 809 Dr. Martin Luther King Jr. Blvd. (Property ID 205458 and 171253) - Owner: GIBSON & GIBSON, LLC (ZDC-105-2021) to the August 10, 2021 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.*

11. **Consider a Plat request by Todd Wintters, Engineering Concept and Design, L.P., for a Plat of Garden Valley Ranch Church for one (1) lot, being 1.017 acres situated in the J.B. & Ann Adams Survey, Abstract 5 (Property ID 231109) – Owner: The Church of Jesus Christ (SUB-86-2021)**

Senior Planner Chris Webb reviewed the case noting the applicant is requesting to plat this property into one (1) lot to allow for a church and staff recommended approval as presented.

**Action:**

*Mr. David Hudgins moved to approve a plat request by Todd Wintters, Engineering Concept and Design, L.P., for a Plat of Garden Valley Ranch Church for one (1) lot, being 1.017 acres situated in the J.B. & Ann Adams Survey, Abstract 5 (Property ID 231109) – Owner: The Church of Jesus Christ (SUB-86-2021). Mr. Erik Test seconded, All Ayes.*

12. **Public Hearing on a request by Heather Fritz for a Specific Use Permit (SUP) for an Accessory Building, Used as a Dwelling Unit use within a Single Family-2 zoning district located at 605 W Main Street (Property ID 171009) - Owner: HEATHER M FRITZ (ZDC-103-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting to amend Ordinance 1986 to alter an existing two-story accessory structure (600 sq. ft.), to an accessory dwelling. Staff recommended approval per the following staff comments:

1. The applicant will need to obtain a building permit from the City of Waxahachie Building Inspections department prior to construction of the proposed structure.
2. The accessory dwelling unit shall not be used for residence by a non-family member.
3. The structure shall in any case not be leased or sold and shall not be separately metered.
4. Any revision not included in the Planned Development Amendment shall meet the Ordinance 1986 requirements.

There being no others to speak for or against ZDC-103-2021, Chairman Keeler closed the Public Hearing.

**13. Consider recommendation of Zoning Change No. ZDC-103-2021**

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Heather Fritz for a Specific Use Permit (SUP) for an Accessory Building, used as a Dwelling Unit use within a Single Family-2 zoning district located at 605 W Main Street (Property ID 171009) - Owner: HEATHER M FRITZ (ZDC-103-2021) per staff comments. Mr. Erik Test seconded, All Ayes.*

**14. Public Hearing on request by Kristy Smith, Signs Manufacturing & Maintenance Corporation, for a Specific Use Permit (SUP) for a Pole Sign use within a Commercial zoning district located at 624 Ovilla Road (Property ID 223977) - Owner: EPISCOPAL DIOCESE OF DALLAS (ZDC-96-2021)**

Chairman Keeler opened the Public Hearing.

Mr. Webb presented the case noting the applicant is requesting to install a ground monument electronic message sign at St. Paul Episcopal Church and staff recommended approval per the following staff comments:

1. Staff suggest that the applicant use brick, opposed to stucco, for the bottom portion of the monument sign.
2. The monument shall not be located within a utility easement.
3. The sign shall not be illuminated between the hours of 10pm-6am.

Mr. Webb noted the applicant originally proposed a pole sign at the subject property, however, the proposal was revised to a ground monument sign to be more aesthetically pleasing to the site.

Mr. David Hudgins expressed his support for the monument sign in lieu of the pole sign.

There being no others to speak for or against ZDC-96-2021, Chairman Keeler closed the Public Hearing.

**15. Consider recommendation of Zoning Change No. ZDC-96-2021**

**Action:**

*Mr. David Hudgins moved to approve a request by Kristy Smith, Signs Manufacturing & Maintenance Corporation, for a Specific Use Permit (SUP) for a Pole Sign use within a Commercial zoning district located at 624 Ovilla Road (Property ID 223977) - Owner: EPISCOPAL DIOCESE OF DALLAS (ZDC-96-2021) per staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

**16. Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery And Equipment Rental, Sales, Or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-100-2021 to the August 24, 2021 Planning and Zoning Commission meeting.

**17. Consider recommendation of Zoning Change No. ZDC-100-2021**

**Action:**

*Ms. Bonney Ramsey moved to continue the Public Hearing on a request by Perry Thompson, Thompson Architectural Group, Inc., for a Specific Use Permit (SUP) for a Heavy Machinery and Equipment Rental, Sales, or Storage use within a Commercial zoning district located at 1313 N Interstate 35 (Property ID 180355) - Owner: JP TYLER, LLC (ZDC-100-2021) to the August 24, 2021 Planning and Zoning Commission meeting. Mr. David Hudgins seconded, All Ayes.*

**18. Adjourn**

Planning Director Shon Brooks recognized Assistant City Manager Tommy Ludwig for his service to the City of Waxahachie and wished him well on his future endeavors.

Commissioners and Staff thanked Mr. Ludwig for his service and wished him well.

Chairman Rick Keeler congratulated Mr. Brooks on his promotion to Executive Director of Development Services.

There being no further business, the meeting adjourned at 7:16 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary