

Planning and Zoning Commission
December 14, 2021

The Waxahachie Planning & Zoning Commission held a briefing session on Tuesday, December 14, 2021 at 5:30 p.m. in the City Council Conference Room 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, Executive Director of Development Services
Jennifer Pruitt, Director of Planning
Colby Collins, Planning Manager
Zack King, Planner
James Gaertner, Director of Public Works & Engineering
Amber Villarreal, City Secretary
Melissa Olson, Council Representative

1. Call to Order

Chairman Rick Keeler called the meeting to order.

2. Conduct a briefing to discuss items for the 7:00 p.m. regular meeting

Planner Zack King reviewed the following cases:

- SUB-193-2021, the applicant is requesting approval to plat the subject property into one (1) lot for commercial use. Staff recommends approval as presented.
- SUB-167-2021, the applicant is requesting approval to plat the subject property into two (2) lots for continued commercial use. Staff recommends approval as presented.
- SUB-190-2021, the applicant is requesting approval to plat the subject property into 147 single-family residential lots and 15 non-residential lots as part of The Oaks at North Grove Phase 1 subdivision. The applicant is requesting a variance from the right-of-way dedication requirement along the northern portion of this property and the Public Works and Engineering Department is satisfied with the proposed roadway layout. Staff recommends approval as presented and approval of the variance request.

Planning Manager Colby Collins reviewed the following cases:

- ZDC-105-2021, the applicant requested to withdraw the case.
- ZDC-146-2021, the applicant requested to continue the Public Hearing to the December 28, 2021 Planning & Zoning Commission meeting.
- ZDC-182-2021, the applicant is requesting approval to allow an existing 50 ft. tall internet tower on 2.78 acres within the Saddlebrook Estates Homeowner's Association common area. Staff recommends approval per staff comments.

- ZDC-191-2021, the applicant is requesting approval to construct a +700 sq. ft. accessory structure (garage/storage) in the rear of a single-family property. Staff recommends approval per staff comments.
- ZDC-174-2021, the applicant is requesting to allow a drive-through establishment (Starbucks) on 0.912 acres. Mr. Collins noted the applicant provided three options for updated elevation/façade for the building. Staff recommends approval per staff comments and recommends approval of elevation/façade option 3.
- ZDC-199-2021, the applicant is requesting approval of a Planned Development to construct an indoor firearms training and shooting facility and allow a retail/office on 3.3 acres. Staff recommends approval per staff comments.
- ZDC-189-2021, the applicant is requesting approval to allow a car wash drive through establishment on 1.156 acres. Staff recommends denial due to staff concerns with the use of the property and neighborhood concerns.
- ZDC-188-2021, the applicant is requesting approval of a Planned Development to allow development of single-family homes, cottage style homes, retail/office, and park/open space on 188.46 acres. He noted the proposed zoning change is contingent upon City Council approval of the annexation request for this property. The Commission discussed elevation/façade, architectural style, and removal of front-facing garages. Staff recommends approval per staff comments.
- ZDC-162-2021, applicant is requesting approval of a Planned Development to allow development of single-family homes, townhomes, and park/open space on 153.7 acres. Mr. Collins reviewed the applicant's special exception/variance requests. Staff recommends approval per staff comments.
- ZDC-155-2021, the applicant is requesting approval of a Planned Development to allow an industrial complex (manufacturing/distribution) on 341 acres. The Commission discussed the buffer zone adjacent to the residential neighborhood. Commissioners noted the need to consider development standards that are beneficial to the residential neighbors.

3. Adjourn

There being no further business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary