

Planning and Zoning Commission
July 26, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 26, 2022 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
Erik Test

Member Absent: David Hudgins

Others Present: Shon Brooks, Executive Director of Development Services
Jennifer Pruitt, Senior Director of Planning
Ashlie Jones, Senior Planner
Zack King, Senior Planner
Macey Martinez, Graduate Engineer
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. Consent Agenda

- a. Minutes of the regular Planning & Zoning Commission meeting of July 12, 2022
- b. Minutes of the Planning and Zoning Commission briefing of July 12, 2022

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

5. Public Hearing on a request by Tim Jackson, for a Replat of Lots 8, Block 3, University Annex Addition, to create Lots 8A & 8B, Block 3, University Annex Addition, 2 Residential Lots, being 0.350 acres, located at 800 Sycamore Street, (Property ID 176411) – Owner: A GARRETT REAL ESTATE VENTURES LLC (SUB-73-2022)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue the case to the August 23, 2022 Planning and Zoning Commission meeting.

6. Consider recommendation of SUB-73-2022

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Tim Jackson, for a Replat of Lots 8, Block 3, University Annex Addition, to create Lots 8A & 8B, Block 3, University Annex Addition, 2 Residential Lots, being 0.350 acres, located at 800 Sycamore Street, (Property ID 176411) – Owner: A GARRETT REAL ESTATE VENTURES LLC (SUB-73-2022) to the August 23, 2022 Planning and Zoning Commission meeting. Mr. Jim Phillips seconded, All Ayes.

7. Consider a request by Christopher Addison, JPH Land Surveying, Inc., for a Plat of Shridharani Subdivision, Lots 1-4, Block 1, being 8.414 acres, located north of 2800 N US Highway 77, situated in the Albert S. Pruett Survey, Abstract 848, an addition to the City of Waxahachie (Property ID: 189379 & 189387) – Owner: VAQUERO HIGHWAY 77 WAXAHACHIE PARTNERS LP (SUB-160-2021)

Senior Planner Zack King presented the case noting the applicant is requesting to plat the subject property into four (4) lots for commercial use. All proposed lots meet or exceed the minimum lot size and dimension requirements established by the zoning for the property and there will be a Shared Access Easement for a private drive that connects all four (4) lots. Staff recommends approval per the following condition:

1. The applicant shall update the plat to include recording information for the Shared Access Easement and all offsite easements prior to plat filing.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Christopher Addison, JPH Land Surveying, Inc., for a Plat of Shridharani Subdivision, Lots 1-4, Block 1, being 8.414 acres, located north of 2800 N US Highway 77, situated in the Albert S. Pruett Survey, Abstract 848, an addition to the City of Waxahachie (Property ID: 189379 & 189387) – Owner: VAQUERO HIGHWAY 77 WAXAHACHIE PARTNERS LP (SUB-160-2021) as presented. Ms. Bonney Ramsey seconded, All Ayes.

8. Consider a request by Shannon Lawless, LJA Engineering, for a Plat of Saddlebrook Estates Phase 3, 350 lots, being 105.956 acres, located northeast of Charismatic Road, situated in the G. Carpenter Survey, Abstract 190, S.M. Durrett Survey, Abstract 272, and M. Rafferty Survey, Abstract 898, an addition to the City of Waxahachie (Property ID: 189842) – Owner: 287 WAXAHACHIE LP (SUB-213-2021)

Mr. King presented the case noting the applicant is requesting to plat the subject property into 341 single-family residential lots, and nine (9) open space lots. The plat contains two types of residential lots and the mix of these different lot types adheres to the requirements of the Villages of Mustang Creek Planned Development (PD) zoning for the property. Staff recommends approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Shannon Lawless, LJA Engineering, for a Plat of Saddlebrook Estates Phase 3, 350 lots, being 105.956 acres, located northeast of Charismatic Road, situated in the G. Carpenter Survey, Abstract 190, S.M. Durrett Survey, Abstract 272, and M. Rafferty Survey, Abstract 898, an addition to the City of Waxahachie (Property ID: 189842) – Owner: 287 WAXAHACHIE LP (SUB-213-2021). Mr. Erik Test seconded, All Ayes.

- 9. Consider a request by Brad Yates, Loren Gray Investments, LLC, for a detailed Site Plan review for a proposed Private Club (Event Center) within a Planned Development zoning district, located at 716 Dunaway Street, (Property ID 193948) – Owner: LOREN GRAY INVESTMENTS LLC (SP-70-2022)**

Senior Planner Ashlie Jones presented the case noting the applicant is requesting approval of a detailed site plan review for a proposed Private Club (Event Center). She reviewed the changes from the previously approved concept plan, noting the civil construction plans and renderings show a second story addition to the existing structure, which consists of a storage area and a balcony overlook. She also noted the applicant is requesting not to install a sidewalk along Avenue C, as agreed to by the applicant in the Development Agreement and stated in the Planned Development Ordinance. Staff recommends approval per the following staff comments:

1. Installation of sidewalk along Avenue C.
2. Second story enclosed addition (1250 sf) will only be used for indoor storage as indicated by applicant. To use this area for event center purposes, the Site Plan shall be reevaluated at P&Z and City Council for the compatibility of the proposed use of the space and mitigation measures if needed.
3. Evergreen shrubbery will be installed to screen refuse wall per zoning ordinance.

Brad Yates, 626 Kaufman, Waxahachie, Texas, explained the removal of the sidewalk on Avenue C is to discourage off-street parking on the narrow street.

Commissioner Betty Square Coleman asked if the applicant would consider adding a landscaped screening wall in place of the sidewalk and Mr. Yates agreed.

Chairman Rick Keeler asked if the fencing can be moved and Mr. Yates noted that is a possibility.

Senior Planning Director Jennifer Pruitt explained Public Works would need to review any modifications to ensure there would be no issues.

Graduate Engineer Macey Martinez asked for clarification on the sidewalks citing ADA compliance may be an issue if there is no connectivity with the adjacent church, in which Mr. Yates has a shared parking agreement with for his venue. Commissioner Jim Phillips noted Mr. Yates will be responsible for ADA compliance on his property and the church will be responsible for ADA compliance on their property.

Action:

*Mr. Jim Phillips moved to approve a request by Brad Yates, Loren Gray Investments, LLC, for a detailed Site Plan review for a proposed Private Club (Event Center) within a Planned Development zoning district, located at 716 Dunaway Street, (Property ID 193948) – Owner: LOREN GRAY INVESTMENTS LLC (SP-70-2022) with the modification for the installation of the sidewalk along Avenue C to connect from the archway of the site plan to the corner of Avenue C and Dunaway Street, the applicant has agreed to add landscaping along the fence of Avenue C pavilion side, and include staff comments 2. and 3. Ms. Betty Square Coleman seconded, **All Ayes.***

10. Adjourn

Senior Planning Director Jennifer Pruitt announced the promotion of Zack King to Senior Planner.

There being no further business, the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary