

Planning and Zoning Commission  
May 10, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, May 10, 2023 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  
David Hudgins  
Erik Test  
Ron Ansell

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Eleana Tuley, Senior Planner  
Oanh Vu, Planner  
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. **Consider minutes of the regular Planning & Zoning Commission meeting of April 26, 2023**

**Action:**

*Melissa Ballard moved to approve the minutes of the regular Planning & Zoning Commission meeting of April 26, 2023. Ron Ansell seconded, All Ayes.*

5. **Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Plat of Sagebrush Iroquois, lots 1 and 2, Block A, being 1.195 acres, located at 175 Sagebrush Lane, situated in the J.B. & A. Adams Survey, Abstract No. 5, an addition to the City of Waxahachie (Property ID 216173) – Owner: RICARDO SCHACK (SUB-156-2022) Staff: Eleana Tuley**

Eleana Tuley, Senior Planner, presented the case noting the applicant requests to plat a 1.195-acre tract into two lots for non-residential use. The property owner's medical practice currently exists on Lot 1, and he plans to sell Lot 2. There is no prospective user or project for Lot 2 at this time. The subject property is zoned Planned Development-General Retail (PD-GR), and both lots comply with the minimum lot size requirements and have adequate water and wastewater services. Before filing the plat with the County, the applicant must install water service to Lot 2. Based on

the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat request.

**Action:**

*Ron Ansell moved to approve SUB-156-2022 for a Plat of Sagebrush Iroquois, Lots 1 and 2, Block A, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Betty Square Coleman seconded, All Ayes.*

- 6. Public Hearing on a request by Brenden Determann, 1002 MLK, a Series of B&B Managing & Consulting, LLC, for a Replat of Block 9, Nowlin Addition, to create Lot 1R, Block 9, Nowlin Addition, 1 residential lot, being 0.2307 acres, located at 1002 Dr. Martin Luther King Jr. Blvd., (Property ID: 202130) – Owner: 1002 MLK, A SERIES OF B&B MANAGING & CONSULTING, LLC (SUB-10-2023) Staff: Zack King**

Zack King, Senior Planner, presented the case noting the applicant proposes to Replat the subject property into one (1) lot for single-family residential use. The applicant proposes providing approximately 22' of right-of-way (ROW) dedication for MLK Jr. Boulevard and approximately 6.5' of ROW for Oneida Street, in conformance with the City of Waxahachie Thoroughfare Plan. The proposed lot meets the minimum lot size and dimension requirements of the Infill Overlay District. He noted one letter of opposition and five letters of support were received. Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat request.

Chairman Keeler opened the Public Hearing.

Brendan Determann, asked for clarification if a sidewalk will be required on the property and Mr. King stated a sidewalk is required to be installed along all right-of-ways. Mr. Determann noted he would comply with the requirement.

There being no others to speak for or against SUB-10-2023, Chairman Keeler closed the Public Hearing.

Ms. Betty Square Coleman expressed her support for enforcing the sidewalk requirement as lots are developed or re-developed.

- 7. Consider approval of SUB-10-2023**

**Action:**

*Betty Square Coleman moved to approve SUB-10-2023, a Replat of a portion of Block 9 of the Nowlin Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.*

- 8. Public Hearing on a request by David Riley, for a Replat of Lot A-1 and A-2 of Lake Shore Acres, to create Lots A-1R and A-2R of Lake Shore Acres, two residential lots, being 1.881 acres, located at 104 & 106 Shoreway Circle, (Property ID 174617 & 174618) – Owner: DAVID RILEY & DEANNE RILEY (SUB-19-2023) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to Replat the subject property into two (2) lots for single-family residential use. Specifically, the applicant is pursuing a Replat to adjust the shared internal lot line between Lots A-1 and A-2, approximately 12' to the west. The current shared property line is within a few feet of the existing pool on Lot A-1. This change will result in the internal lot line moving farther away from the existing swimming pool, eliminating concerns regarding setbacks in the event of a future sale of the property. He noted one letter of support was received. Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the Replat request.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-19-2023, Chairman Keeler closed the Public Hearing.

## **9. Consider approval of SUB-19-2023**

### **Action:**

*Bonney Ramsey moved to approve SUB-19-2023, a Replat of Lot A-1 and A-2 of Lake Shore Acres, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. David Hudgins seconded, All Ayes.*

## **10. Consider a request by Anna Carrillo, Carrillo Engineering, for a Plat of the North Grove Center Addition, being 20.01 acres, located at the northeast corner of US Highway 77 and E North Grove Boulevard, situated in the Henri Sange Survey, Abstract 1009, and the Allen W. Brown Survey, Abstract 102, an addition to the City of Waxahachie (Property ID: 191121, 262125, & 262126) – Owner: HIGH FIVE TRUST – BJA (Mark) (SUB-15-2023) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to Plat the subject property into ten (10) lots for commercial use as part of the North Grove Center Planned Development (Ord. 3365). The proposed lots are in conformance with the zoning for the property, as well as the 2023 Waxahachie Thoroughfare Plan. With this plat, the applicant is proposing a variable-width Public Access Easement to allow for connectivity between all lots.

The applicant is seeking a variance from Section 3.6(b) of the Waxahachie Subdivision Ordinance; which requires each proposed lot to front onto a dedicated, improved public street. The applicant is seeking this variance to allow proposed Lot 1 & Lot 10 to have no frontage on a dedicated, improved public street. The location of Lot 1 & Lot 10 on the proposed Plat does conform with the concept plan for the development approved with Ordinance 3365. Lot 10 is proposed to front onto the Public Access Easement as opposed to a dedicated, improved public street. Lot 1 is proposed to serve only as a storm water detention lot and is required to be owned and maintained in perpetuity by the owner of Lot 9. Due to this, it will be possible to access the proposed Lot 1 through the internal drives of Lot 9. Considering all proposed lots will have reasonable access, staff is supportive of this variance request. Based on the details provided in this Staff Report and the present status of the documents subject to the request, the Planning Department recommends approval of the plat with the associated variance request.

The Commission inquired about the access easement and addressing for Lot 1 and Lot 10. Mr. King explained the access easement will be established with the approval of the Plat in perpetuity. He noted Staff worked with the Police and Fire Departments to determine addressing.

**Action:**

*Melissa Ballard moved to recommend approval of SUB-15-2023, a Plat of the North Grove Center Addition and the associated variance request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.*

**11. Adjourn**

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

Respectfully submitted,

Amber Villarreal  
City Secretary