

Planning and Zoning Commission
August 29, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, August 29, 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
David Hudgins
Ron Ansell

Members Absent: Bonney Ramsey
Erik Test

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
Macey Martinez, City 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 August 15, 2023
- b. Minutes of the Planning & Zoning Commission briefing of August 15, 2023

Action:

Melissa Ballard moved to approve all items on the Consent Agenda as presented. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).

5. **Consider a request by Bryce Eckeberger, Kimley-Horn, for a Plat of 289 BSL – Waxahachie, lots 1-4, Block A, being 124.86 acres, located on the southwest corner of US Highway 287 and South Interstate 35E, situated in the John B. Bounds Survey, Abstract No. 99 and Jonathan E. Prince Survey, Abstract No. 844, an addition to the City of Waxahachie (Property ID 180322) – Owner: 289 BSL Waxahachie, LLC (SUB-85-2023) Staff: Eleana Tuley**

Chairman Keeler announced the applicant requested to continue SUB-85-2023 to the September 12, 2023 Planning and Zoning Commission.

Action:

David Hudgins moved to continue the consideration of SUB-85-2023 to the September 12, 2023 Planning and Zoning Commission meeting. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).

- 6. Public Hearing on a request by the City of Waxahachie for a textual amendment to the City Zoning Ordinance, Ordinance No. 3020, to Article VI Performance Standards, Section 6.03 Lighting and Glare Standards (ZTA-113-2023) Staff: Jennifer Pruitt**

The Item was presented by Senior Director of Planning Jennifer Pruitt.

Chairman Keeler opened the Public Hearing at approximately 7:03 p.m.

There being no others to speak for or against ZTA-113-2023, Chairman Keeler closed the Public Hearing at approximately 7:03 p.m.

- 7. Consider recommendation of Zoning Text Amendment No. ZTA-113-2023**

Action:

Ron Ansell moved to recommend approval of ZTA-113-2023, a request by the City of Waxahachie City Zoning Ordinance, Ordinance No. 3020, to Article VI Performance Standards, Section 6.03 Lighting and Glare Standards. (ZTA-113-2023) to update the Lighting and Glare Standards of Waxahachie, authorizing the Mayor to sign the associated documents accordingly. Motion was seconded by Melissa Ballard and carried unanimously (5-0).

- 8. Consider a request by Mike Davis, Bannister Engineering, for a Plat of Waxahachie 287 Retail, being 3.788 acres, located directly south of 131 Village Parkway, situated in the Robert Russell Survey, Abstract 911, an addition to the City of Waxahachie (Property ID: 138302 & 284546) – Owners: Waxahachie 287 Retail, LLC and Lyons American Securities, Inc., Trustee for Waxahachie 287 Brown Street LTD (SUB-105-2023) Staff: Zack King**

The Item was presented by Senior Planner Zack King.

Action:

David Hudgins moved to approve SUB-105-2023, a Plat of Waxahachie 287 Retail, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).

- 9. Consider recommendation on a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Lots 127R and 130 of the Ferris Second Addition, 2 lots, being 0.811 acres, located at 122 and 126 North Highway 77. (Property ID 142201 and 173428) Owners: Ellis County Farm Bureau, Linda and Duane Farmer (SUB-42-2023) Staff: Oanh Vu**

The Item was presented by Planner Oanh Vu.

Action:

Melissa Ballard moved to recommend approval of SUB-42-2023 for a Replat of Lots 127R-1 and 127R-2 of the Ferris Second Addition and the associated variance request, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

- 10. Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Tracts 5 and 4B A of the Whispering Meadows Addition, to create Lots 4B-1A, 5A, 5B, 5C, and 5D of the Whispering Meadows Addition, 5 residential lots, being 29.000 acres, located at 1161 and 1207 Wilson Road in the City of Waxahachie Extra Territorial Jurisdiction. (Property ID 199199 and 222619) – Owners: Anthony Gutierrez, ACE Mulligan Investments, LLC, Martha and Miguel Gabriola (SUB-98-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Action:

Melissa Ballard moved to approve SUB-98-2023 for a Replat of Lots 4B-1A, 5A, 5B, 5C, and 5D of the Whispering Meadows Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Ron Ansell and carried unanimously (5-0).

- 11. Consider a request by Jeff Montanya for a Replat of Lots 1 and 2 Block 1, of the Shaw Burgess Addition, to create Lot 1R and 2R, Block 1, of the Shaw Burgess Addition, 2 residential lots, being 13.827 acres, located at 850 and 870 Wilson Road, in the Extra Territorial Jurisdiction (Property IDs 273283 and 273284) – Owners: Brian and Jennifer Burgess, and Tyler and Kimberlee Shaw (SUB-83-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Action:

David Hudgins moved to approve SUB-83-2023 for a Replat of Block 1, Lots 1R and 2R of the Shaw Burgess Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).

- 12. Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Replat of Lot 8, Block 61, and Lots 8 and 9, Block 63 of the Town Addition being 0.198 acres, located at 444, 450, and 500 Dr. Martin Luther King Boulevard (Property ID 170925, 171001, 171002 – Owner: Pace Custom Homes I, Inc. (SUB-51-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Action:

Melissa Ballard moved to approve SUB-51-2023 for a Replat of Block D and part of Lot 8, Block 61, and Lots 8 and 9, Block 63 of the Town Addition, authorizing the Planning & Zoning

Commissioner to sign the associated documents accordingly. Motion was seconded by Ron Ansell and carried unanimously (5-0).

- 13. Consider a request by Tim Jackson, TX Reality Capture & Surveying, LLC, for a Plat of Phan Addition, Lot 1, Block A, being 1.901 acres, located at 350 Farrar Road, situated in the S A & M G R R Survey, Abstract 1038 and the G Wheelock Survey, Abstract 1117, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 274708 – Owner: Phuoc Phan (SUB-50-2023) Staff: Oanh Vu**

The Item was presented by Ms. Vu.

Action:

Ron Ansell moved to approve SUB-50-2023 for a Plat of Lot 1, Block A of the Phan Addition, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Betty Square Coleman and carried unanimously (5-0).

- 14. Consider a request by Tim Jackson, Texas Reality Capture & Surveying, LLC, for a Replat of Tract 2, Block A, North Waxahachie Industrial Park, 2 lots, being 4.071 acres, located at 2601 North Highway 77 (Property ID 174803, 296943 and 193702) – Owner: CJ Commercial Co LLC and Northside Church of Christ (SUB-111-2022) Staff: Eleana Tuley**

The Item was presented by Senior Planner Eleana Tuley.

Action:

Betty Square Coleman moved to approve SUB-111-2022 for a Replat of Tract 2, Block A, North Waxahachie Industrial Park, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Motion was seconded by Melissa Ballard and carried unanimously (5-0).

15. Adjourn

Commissioner David Hudgins stated properties who petition for removal from the City's ETJ will no longer have to comply with City standards and identify on plats if there is not adequate fire fighting and fire suppression available.

City Secretary Amber Villarreal announced the Town Hall Meeting/Joint City Council and Planning & Zoning Commission Work Session will be held September 11th at 6pm in the City Hall Council Chambers.

There being no further business, the meeting adjourned at 7:23 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary