

Planning and Zoning Commission
October 29, 2024

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held at the Waxahachie Civic Center, 2000 Civic Center Lane, Meeting Rooms A and B, Waxahachie, Texas, on Tuesday, October 29, 2024 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
David Hudgins
Marlene Norcross
Jeff Reed
Jenny Bridges
Chad Hicks

Member Absent: Wendy Johnson

Others Present: Jennifer Pruitt, Senior Director of Planning
Zack King, Planning Manager
Jami Bonner, Assistant City Secretary

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

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

3. **Public Comments**

None.

4. **Present Proclamation proclaiming October 2024 as Community Planning Month and Recognize the City of Waxahachie for their Richard R. Lillie, FAICP Program for Planning Excellence Certificate of Achievement**

Chairman Keeler presented a Proclamation recognizing October as “Community Planning Month” and recognized the City of Waxahachie for receiving the 2024 Richard R. Lillie, FAICP Planning Excellence Award.

5. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of October 15, 2024
- b. Consider a request by Lisa Hyter, for a Replat of a portion of Lots 4-8, Block 6 of the Getzendaner Addition, to create Lot 5R, Block 6, Getzendaner Addition, 1 residential lot, being 0.12 acres, located at 101 S Getzendaner Avenue, (Property ID 174782) – Owner: PAD Enterprises, LLC (SUB-191-2024)

Action:

Marlene Norcross moved to approve all items on the Consent Agenda as presented. Motion was seconded by Chad Hicks and carried unanimously (6-0).

6. Public Hearing on a request by Jovie K. Corpuz Sanchez for a Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet in combined floor area for more than two (2) existing accessory structure use within a Planned Development - Twenty-three (23) - Single Family -1 (PD-23-SF-1) zoning district located at 153 Homestead Lane (Property ID 269674) – Owner: Roberto Sanchez & Jovie K. Corpuz Sanchez (ZDC-111-2023) Staff: Harper Lindamood

Planner Harper Lindamood presented the Item. The applicant requests a Specific Use Permit for an accessory structure exceeding 700+ SF, making the proposed structure to be approximately 2,083 SF proposed by the applicant. This requires a SUP in its own right, regardless of the number or size of other accessory structures on the property. There are two (2) existing accessory structures being utilized as storage sheds on the subject property. These existing structures are approximately 168 square feet and 120 square feet in size; therefore, the total square footage of existing and proposed accessory structures exceeds 1,000 square feet and requires a SUP to be approved by City Council.

According to the Ellis County Appraisal District, the existing primary dwelling structure is approximately 4,055 square feet, and the proposed accessory structure is approximately 2,083 square feet. The accessory structure is comprised of metal panels and is proposed to be used for the storage of household equipment and a camper. The applicant has noted that the structure will have plumbing and electrical work done and proposes to extend the existing concrete drive to the accessory structure. The applicant has also confirmed to staff that the structure will not be used as a dwelling or short-term rental and will not be metered, sold, or leased separately from the existing primary structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 11 notices were mailed to property owners within 200 feet of the request. Staff received two (2) letter of opposition, and three (3) letters of support for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:10 p.m.

Jovie K. Corpuz Sanchez, 153 Homestead Lane, Waxahachie, Texas, explained that she plans to remove one of the existing accessory structures and may relocate the other to create a five-foot distance from the proposed new accessory structure.

There being no others to speak for or against ZDC-111-2023, Chairman Keeler closed the Public Hearing at approximately 7:12 p.m.

7. Consider recommendation of ZDC-111-2023

Action:

Chad Hicks moved to recommend approval of ZDC-111-2024, Specific Use Permit (SUP) for an Accessory Structure exceeding one-thousand (1,000) square feet contingent upon either the removal of one existing accessory structure from the property or the combination of the two existing structures, resulting in no more than two (2) accessory structures on the property within a Planned Development –Twenty-three (23)-Single Family-1 (PD-23-SF-1) zoning district, subject

to the conditions the staff report, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (6-0).

8. Adjourn

There being no further business, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jami Bonner

Assistant City Secretary