

Planning and Zoning Commission
May 13, 2025

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, May 13, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
Marlene Norcross, Vice Chair
Jenny Bridges
Terry Connor
David Hudgins
Wendy Johnson

Member Absent: Chad Hicks

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Zack King, Planning Manager
Amber Villarreal, 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. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of April 29, 2025
- b. Consider a request by Bryan Parker, for a Plat of Clopton Lake Estates, Lot 1, Block A, being 7.971 acres, located approximately 500 feet east of 5037 FM 813, situated in the George W. Younger Survey, Abstract 1195, an addition in the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 245187) – Owner: Thomas E. Taylor (SUB-59-2025)

Action:

Marlene Norcross moved to approve the Consent Agenda, subject to the recommendations of staff. Motion was seconded by David Hudgins and carried unanimously (6-0).

5. **Public Hearing on a request by Ryan McIntosh, Trinity Partners, for a Site Plan for the Plaza at Bessie Coleman, located directly south of 1650 N US Highway 77 (Property ID: 223131) – Owner: Bomac Wax Investments LLC (SP-222-2024)**

Planning Manager Zack King presented the Item. Ryan McIntosh and Kevin McIntosh requested approval. The applicant proposes a Site Plan to allow for development of a Sprouts Farmers Market and three (3) multi-tenant retail buildings on approximately 8.53-acres of a 17.7-acre tract at the southeast corner of Bessie Coleman Boulevard and Highway 77. The subject property is currently

situated in a Planned Development-42-Commercial (PD-42-C) zoning district. The PD zoning district allows for the development of “Retail Stores & Shops” Land Uses, with the approval of a Site Plan by the Planning & Zoning Commission and City Council.

The development is proposed to be anchored by a Sprouts Farmers Market. Sprouts is a supermarket brand that specializes in natural and organic foods. Typical Sprouts operating hours are 7:00am to 10:00pm. Sprouts Farmers Market does not currently intend to provide an online pick-up on the site and no Outdoor Storage or Display uses are proposed with this application. No specific users for the multi-tenant buildings have been identified with this Site Plan Application. However, the site is designed to accommodate users ranging from retail stores, restaurant, and medical offices.

The applicant has provided a Site Plan for the subject property, which is designed around a 23,299 square-foot structure that will house Sprouts Farmers Market. The Site Plan also includes three (3) multi-tenant retail buildings with a combined footprint of 24,024 square feet. Each building is proposed to be situated on an individual lot. The Sprouts Farmers Market is proposed to be constructed with the first phase of development, with the multi-tenant retail buildings following in later phases. Access between lots is proposed to be facilitated by the establishment of mutual access easements across the major internal drive-aisles connecting each lot. The Site Plan also identifies three remaining lots, totaling approximately seven-acres outside the floodplain, that are not proposed to be developed at this time. The property owner will return for Site Plan approval at the time each of these remaining lots are proposed to be developed.

The proposed Site Plan meets the minimum parking requirement of 301 parking spaces. The site has also been designed to meet the minimum setback requirements of the Commercial (C) zoning district; however, it is important to note that the primary building is situated approximately 254’ from the nearest adjacent single-family residential lot at its closest point to the east. The product loading area and trash compactor for the site are screened from view of the right-of-way (ROW) by the buildings on site and are located approximately 260’ from the nearest adjacent single-family residential lot. The trash compactor and product loading area are proposed to be screened from interior drive-aisles by a 6’ wall.

The applicant has provided an Elevation/Façade Plan for the proposed multi-tenant retail buildings and the Sprouts Farmers Market. The primary exterior construction materials proposed for the development feature split face concrete masonry units (CMUs), stone veneer, and stucco, with minor EIFS and siding accents. All buildings on the subject property are proposed to utilize an earth tone color palette; which is designed to complement the color palette of the Sprouts brand. All proposed structures meet the typical articulation requirements of the Waxahachie Zoning Ordinance. Enhanced articulation is proposed at several key locations to ensure that all roof-mounted equipment is fully screened from view.

The applicant has provided a preliminary TIA with this application to identify options to accommodate the traffic generated by the proposed development. The preliminary TIA is currently under review by the Public Works & Engineering Department and is required to be approved prior to Platting the subject property. The TIA has identified several potential improvements to the road network in the surrounding area, including dedicated turn lanes, that are being evaluated by staff. TxDOT has indicated that installation of a traffic signal at the Bessie Coleman Boulevard and

Highway 77 intersection will not be permitted with Phase 1 of the proposed development. As additional phases of the project develop, traffic and potential roadway improvements will continue to be evaluated.

The applicant proposes to install a 6' masonry screening wall approximately 50' from the eastern property line. The proposed screening wall adheres to the requirements of the Waxahachie Zoning Ordinance for non-residential development adjacent to existing single-family residences. The screening wall is situated on the western edge of an overhead electric easement, which results in a 50' open space buffer between the screening wall and adjacent residential property lines.

The applicant has provided a Photometric Plan for the proposed development that demonstrates compliance with the Waxahachie Lighting and Glare Standards. All light fixtures are proposed to be shielded and directed downwards to eliminate light trespass and glare onto adjacent residential property. All proposed light poles are restricted to a maximum height of 20'.

The applicant has provided a Landscape Plan that identifies the proposed landscaping for the site. The proposed landscaping does meet the minimum requirements of the Waxahachie Zoning Ordinance. The applicant has clustered required canopy and ornamental trees along the western and northern property lines; which are the most visible portions of the development. The proposed landscape design for the site is similar to the recently approved BJ's Wholesale Club development in this regard. A permanent irrigation system will be installed for all landscape areas.

The applicant has provided preliminary Utility and Grading Plans to identify the proposed utility and drainage infrastructure necessary to facilitate the development. The preliminary plans have demonstrated the feasibility of the infrastructure design for the development, based on the proposed site plan. The applicant proposes to improve existing drainage infrastructure on the site to account the additional run-off from the proposed development. The final utility and grading plans will be reviewed and approved by the Public Works and Engineering Department with a future Civil Construction Permit.

The applicant has proposed several single and multi-tenant monument signs for the subject property along with specific wall signs for the Sprouts Farmers Market. The proposed signs meet the size and dimension requirements of the Waxahachie Zoning Ordinance. The applicant has submitted a separate SUP Application (ZDC-14-2025) for 30' unified lot sign at the southeast corner of Bessie Coleman Boulevard and US Highway 77. This application is scheduled for consideration at the May 27th Planning & Zoning Commission and June 2nd City Council meetings.

The Parks and Recreation Department has requested the applicant install a 6' sidewalk along the southern boundary of the subject property, adjacent to the floodplain. The purpose of this sidewalk is to provide a connection point to the Mustang Creek Trail that the City is currently constructing south of the subject property. The long-term goal for this area is to develop an uninterrupted trail network from Mustang Creek Park to the YMCA to facilitate direct pedestrian access from the North Grove Area to the YMCA. The construction of a sidewalk connection on the subject property is a crucial part of the intended trail network. The YMCA is currently preparing development plans that include a 6' sidewalk extension to the western edge of Highway 77. Staff recommends that construction of the 6' sidewalk as requested by the Parks and Recreation Department be a condition

of approval of the Site Plan Application. Staff supports the waiver of cash-in-lieu of park land dedication fees, if the sidewalk is constructed. The standard commercial cash-in-lieu of park land dedication fee is \$600.00 per acre.

The Commissioners discussed various aspects of the proposed Sprouts development, including site access, traffic, signage, and future plans. They reviewed how delivery trucks would access the rear loading dock via Bessie Coleman Boulevard and the presence of a turnaround area and screening wall was noted. Concerns were raised about traffic impacts, and staff explained that while no traffic signal would be added due to spacing requirements, a preliminary Traffic Impact Analysis (TIA) was under review, with possible improvements like turn lanes and road widening. Commissioners also clarified that pole signs are prohibited, and a 30-foot monument sign would be used instead. The site will have three access points from Bessie Coleman, and Sprouts will operate as a tenant in a build-to-suit structure. They also discussed a potential agreement with the Parks Department involving an extended sidewalk and land dedication of floodplain area to the city.

Chairman Keeler opened the Public Hearing at approximately 7:23 p.m.

There being no others to speak for or against SP-222-2024, Chairman Keeler closed the Public Hearing at approximately 7:23 p.m.

6. Consider recommendation of SP-222-2024

Action:

David Hudgins moved to recommend approval of SP-222-2024, a Site Plan for the Plaza at Bessie Coleman, subject to the conditions the staff report. Motion was seconded by Wendy Johnson and carried 5-1 with Terry Connor voting in opposition.

7. Public Hearing on a request by David Ruble, Altered Grounds Coffee Roasters, LLC, for a Specific Use Permit (SUP) for a Food Manufacturing (Coffee Roasting) use within a Light Industrial-2 (LI-2) zoning district located at 401 South Flat Street, Suite 1 & 2 (Property ID 170566) - Owner: Clover Properties LLC (ZDC-48-2025)

Planner Caleb Ensley presented the Item and David Ruble requested approval. The applicant requested a SUP for a Food Manufacturing use (Altered Grounds Coffee Roasters, LLC) within the Light Industrial-2 (LI-2) zoning district located at 401 S. Flat Street, Suite 1 & 2. A Food Manufacturing Land Use requires a SUP to be approved by City Council per the City of Waxahachie Zoning Ordinance.

David Rubble, the owner of Altered Grounds Coffee Roasters, LLC, is a locally-based coffee roaster who focuses on roasting high-quality, ethically sourced, green coffee beans, while also packaging them for retail, wholesale, and direct-to-customer sales. The business owner anticipates no more than two deliveries each week to their business of either green coffee beans, or orders that have been made for packaging materials. All deliveries are expected to be received via FedEx, UPS, Amazon, or similar third-party delivery, not 18-wheelers. The proposed business will be staffed by two (2) employees during the hours of 7:00 a.m. to 5:00 p.m., Monday-Saturday. This is not proposed to be a retail location that is open to the general public for walk-in purchases.

The proposed use does meet the minimum parking requirements and minimum landscape requirements per the City of Waxahachie Zoning Ordinance. The applicant is not requesting any deviations from the City's Code of Ordinances.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 10 notices were mailed to property owners within 200 feet of the request. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. Staff received two (2) letters in support and no letters of opposition for the SUP request.

Chairman Keeler opened the Public Hearing at approximately 7:34 p.m.

There being no others to speak for or against ZDC-48-2025, Chairman Keeler closed the Public Hearing at approximately 7:34 p.m.

8. Consider recommendation of ZDC-48-2025

Action:

Jenny Bridges moved to recommend approval of ZDC-48-2025, a Specific Use Permit (SUP) for a Food Manufacturing (Coffee Roasting) use, subject to the conditions the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Terry Connor and carried unanimously (6-0).

9. Adjourn

There being no further business, the meeting adjourned at 7:35 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary