

Planning and Zoning Commission
July 15, 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, July 15, 2025 at 7:00 p.m.

Members Present: Rick Keeler, Chairman
David Hudgins
Chad Hicks
Wendy Johnson
Terry Connor

Member Absent: Jenny Bridges
Marlene Norcross, Vice Chair

Others Present: Shon Brooks, Executive Director of Development Services
Trenton Robertson, Senior Director of Planning
Oanh Vu, Senior Planner
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 June 24, 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)
- c. Consider a request by Josh Gleason, for a Replat of Lots 1 & 2, Block 9 of the University Addition, to create Lots 1R, Block 9 of the University Addition, 1 residential lot, being 0.345 acres, located at 217 University Ave (Property ID 176244) – Owner: 5G Property Management LLC (SUB-90-2025)
- d. Consider a request by Matt Newman, for a Plat of Pigg Estate, 1 residential lot, being 48.853-acres, located at 3627 Howard Road, situated in the Williamson Griffin Survey, Abstract 391, an addition to the City of Waxahachie (Property ID 184164) – Owner: Ray Pigg (SUB-92-2025)

Action:

Wendy Johnson moved to approve the Consent Agenda, subject to the recommendations of the staff report. Motion was seconded by Chad Hicks and carried unanimously (5-0).

Chairman Keeler announced that Item 17 would be addressed following the consent agenda.

5. Public Hearing on a request by Christopher Childs, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-3 (SF-3) zoning district located at 710 Perry Avenue (Property ID 174044) – Owner(s): Christopher Childs (ZDC-71-2025)

Senior Planner Oanh Vu presented the Item. The applicant requests a SUP for a STR use at 710 Perry Avenue because it is located within the SF-3 zoning district. Per the City's Zoning Ordinance, a STR use located within the SF-3 zoning district requires an approved SUP. The subject property consists of a primary structure of approximately 2,377 square feet, built in 2021 with three (3) bedrooms, two (2) bathrooms, and enough improved surface to accommodate for three (3) parking spaces. The subject property is situated on approximately 0.086 acres (3,746 square feet) lot. The applicant has not been operating the subject property as a short-term rental; therefore, the applicant has not been paying local hotel occupancy taxes. Currently, the applicant has the subject property advertised on AirBNB as available to lease as soon as August 1, 2025.

The applicant purchased the subject property in February 2025. The applicant began attempts to submit a SUP application for the STR on April 30, 2025, and completed the application process on May 23, 2025. During this period, the applicant attempted to register the STR using the City's STR compliance vendor (GovOS); but was advised that SUP approval is required prior to registration.

During the review of the SUP application, staff identified a listing of the subject property on AirBNB and reached out to the applicant to note that advertising prior to receiving an approved SUP and registering the STR is prohibited by the Waxahachie Zoning Ordinance. The applicant was directed to complete the SUP application approval process and STR registration process before advertising. At that time, the applicant updated his listing to be available for booking on January 1, 2026 and stated that he had not utilized the property as a STR during the time the property was available on AirBNB.

At the time of the posting of this staff report, the listing on AirBNB is still live and available, but booking is now available as soon as August 1, 2025 as a long-term rental of 30 or more days. Additionally, when the booking for the subject property was identified, Staff discovered that the applicant has advertisements on AirBNB for two separate bedrooms as long-term rentals located at his homestead on 237 Lillian Lane. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered that there were no nuisance-related calls within the past twelve months. The applicant's local emergency contact is located approximately six (6) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 89 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of two (2) letters of opposition and six (6) letters of support were received by staff, with six (6) letters of opposition and two (2) letters of support within 200' of the subject property.

Applicant Chris Childs requested approval and clarified the short-term rental versus long-term rental use at the property.

Chairman Keeler opened the Public Hearing at approximately 7:13 p.m.

Those who spoke in opposition:

Kendra Norwood, 706 Perry and 708 Perry, Waxahachie, Texas

There being no others to speak for or against ZDC-77-2025, Chairman Keeler closed the Public Hearing at approximately 7:16 p.m.

6. Consider recommendation of ZDC-71-2025

Action:

David Hudgins moved to recommend approval of ZDC-71-2025, a Specific Use Permit (SUP) for a Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Terry Connor and carried unanimously (5-0).

7. Public Hearing on a request by Jennifer Smolka, for a Specific Use Permit (SUP) for a Short-Term Rental use within a Single-Family-2 (SF-2) zoning district located at 821 Williams Street (Property ID 171711) – Owner(s): Smolka Holdings LLC Series C (ZDC-83-2025)

Ms. Vu presented the Item and applicant Kevin Smolka requested approval. The applicant requests a SUP for short-term rental use at 821 Williams Street because it is located within the SF-2 zoning district. The subject property consists of a primary structure of approximately 1,459 square feet, with two (2) bedrooms, one (1) bathroom, and enough improved surface to accommodate parking for a maximum of two (2) vehicles. The subject property is situated on an approximately 0.31 acres (13,329 square feet) lot. The Ellis County Appraisal District (ECAD) does not identify the subject property as a Homestead. The applicant submitted the SUP application on June 4, 2025.

During the planning analysis, staff inquired with the Waxahachie Police Department and discovered a disturbance-related call that occurred near outside of the subject property and not involving the subject property.

The applicant's local emergency contact is located approximately eight (8) miles from the subject property.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 100 notices were mailed to property owners within 500 feet of the as required in Section 3.27 of the City's Zoning Ordinance. In addition, a notice was published in the Waxahachie Sun, and a sign was visibly posted at the property. At the time of the publishing of this staff report, a total of four (4) letters of support and six (6) letters of opposition were received by staff, with four (4) of the letters of support and six (6) letters of opposition received are within the 200' buffer.

Chairman Keeler opened the Public Hearing at approximately 7:21 p.m.

There being no others to speak for or against ZDC-83-2025, Chairman Keeler closed the Public Hearing at approximately 7:21 p.m.

8. Consider recommendation of ZDC-83-2025

Action:

David Hudgins moved to recommend approval of ZDC-83-2025, a Specific User Permit (SUP) for Short-Term Rental use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by Chad Hicks and carried unanimously (5-0).

9. Public Hearing on a request by Andy & Susan Ruebman for a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet use within a Single Family-2 (SF-2) zoning district located at 407 Brown Street, (Property ID 171234) – Owner: Andy Ruebman & Susan Ruebman (ZDC-67-2025)

Trenton Robertson, Senior Director of Planning, presented the Item. Applicants Andy and Susan Rueban requested approval. The applicant proposes a Specific Use Permit (SUP) to construct an addition to an already existing 500 square-foot accessory structure with an approximately 500 square-foot carport at 407 Brown Street. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 1,548 square feet. According to the Waxahachie Zoning Ordinance, single family residential structures located in a Single-Family-2 zoning district are limited to two (2) accessory structures. The subject property contains three (3) existing accessory structures. According to Section 5.07 of the Waxahachie Zoning Ordinance, the minimum side setback requirement for an accessory structure located within a SF-2 zoning district, is 5 feet (5'). The existing garage and proposed carport show a side setback of 3 feet (3') according to the applicant's site plan.

During the review process, staff and the applicant explored multiple options regarding their carport proposal in an effort to avoid the SUP process. The applicant is not wanting to tear down the existing garage and replace it with the proposed carport as to preserve the garage's historic nature. Additionally, the applicant did not want to attach the proposed carport to the house as to protect the existing home's historical significance.

The applicant proposes to utilize the structure for personal parking. The structure will be used for the storage and protection of personal vehicles and household materials. According to the applicant's Operational Plan, the proposed carport will be similar in design to the existing garage, which will be architecturally complimentary to the garage and house, and will be consistent with the historical characteristics of the main structure. The applicant will not be extending the water and electrical services from the primary structure to the proposed accessory structure.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, twenty-four (24) notices were mailed to property owners within 200 feet of the request. Applicant has received zero (0) letters of opposition, and fifteen (15) letters of support. In addition, a notice was published in the Waxahachie Sun and a sign was visibly posted at the property.

Commissioner Chad Hicks expressed concern about granting a variance that would permit more accessory structures than currently allowed. To address concerns, Shon Brooks, Executive Director of Development Services, proposed making the approval conditional on the removal of the existing accessory building before the building inspector gives final approval for the new carport. He acknowledged this as an option to help move the project forward, though it could be problematic if not followed through.

Chairman Keeler opened the Public Hearing at approximately 7:38 p.m.

There being no others to speak for or against ZDC-67-2025, Chairman Keeler closed the Public Hearing at approximately 7:38 p.m.

10. Consider recommendation of ZDC-67-2025

Action:

Chad Hicks moved to recommend approval of ZDC-67-2025, a Specific Use Permit (SUP) for an Accessory Structure exceeding seven hundred (700) square feet, use within a Single Family-2(SF-2) zoning district, subject to the conditions of the staff report, including written commitment to remove an accessory structure on-site prior to the final inspection of the proposed carport, authorizing the Mayor and/or City Manager to sign the associated documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

11. Public Hearing on a request by Ryan Blevins for a Specific Use Permit (SUP) for an Accessory Structure +700 square feet within a Single Family-1 (SF-1) zoning district located at 601 North Grand Avenue (Property ID 176840) – Owner(s): Thomas & Veronica Schaeffer (ZDC-74-2025)

Mr. Robertson presented the Item. Thomas Schaeffer and Ryan Blevins requested approval. The applicant requests a Specific Use Permit for an accessory structure exceeding 700 square feet. According to the Ellis County Appraisal District, the primary structure on the subject property is approximately 3,843 square feet. The subject property has three (3) existing accessory structures, with one structure exceeding 700 square feet, being used as a pool house, which was authorized via an SUP (Ordinance No. 3348) that was passed by City Council on November 7th, 2022. Per the City of Waxahachie Zoning Ordinance, accessory structures exceeding 700 square feet requires an SUP to be approved by the City Council. The applicant has provided a Site plan for the proposed accessory structure that verifies all setback requirements established by the Waxahachie Zoning Ordinance are being met.

The applicant proposes to partition the proposed accessory structure and utilize the structure for storage, a gym area, and a personal workshop. The accessory structure will not be accessible to vehicles or used to store vehicles. The proposed structure is comprised of corrugated Metal R Panel and a metal roof. According to the applicant's operational plan and site plan, the proposed structure will be accessed via a motorized gate that matches the existing fence, which is directly adjacent to the unimproved right-of-way "Sycamore Street." According to the applicant's electrical plans, electrical services to this accessory structure will be extended, while plumbing and water services are not proposed to be extended at this time. The applicant has provided an Operational Plan that confirms that this accessory structure will not be separately metered. Additionally, according to

the applicant's site plan, it confirms that the accessory structure shall not be used for commercial purposes, shall not be used as a Short-Term Rental (STR), shall not be leased or sold separately from the primary home, and shall not be separately metered. In addition to the proposed accessory structure, the applicant is also proposing a concrete basketball court. Staff has confirmed that the proposed exterior lighting associated with the basketball court meets the City of Waxahachie's Zoning Ordinance as well as the City of Waxahachie's Light & Glare standards. Due to the location of the light fixtures, and their proximity to adjacent residential homes, the required shielding for these fixtures will be 360-degrees to prevent light pollution and glare.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 13 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 has received zero (0) letters of support and zero (0) letters of opposition.

Chairman Keeler opened the Public Hearing at approximately 7:44 p.m.

There being no others to speak for or against ZDC-74-2025, Chairman Keeler closed the Public Hearing at approximately 7:44 p.m.

12. Consider recommendation of ZDC-74-2025

Action:

Chad Hicks moved to recommend approval of ZDC-74-2025, a Specific Use Permit (SUP) for accessory structures exceeding 700 square feet in combined floor area use, subject to the conditions of the staff report, authorizing the Mayor and/or City Manager to execute all documents accordingly. Motion was seconded by David Hudgins and carried unanimously (5-0).

13. Public Hearing on a request by Marisa Brewer, McAdams, for a Zoning Change from a Planned Development – Commercial (PD-5-C) zoning district to Planned Development Multi-Family-1 (PD-MF-1) zoning district located at 501 Houston Street (Property ID 189345 – Owner(s): Skanda Investments, LLC and Masina Investments, LLC (ZDC-174-2024)

Ms. Vu presented the Item. The applicant proposes a Planned Development to allow for a townhome style multi-family development with a total of sixty (60) units on 5.889 acres. This results in a density of 10.19 dwelling units per acre (DUA); which is below the maximum density of eighteen (18) DUA that is allowed by right per the base zoning district of Multi-Family-1 (MF-1). The proposed development will not be subdivided into separate platted lots and will be developed on one lot, similar to a multi-family apartment development. The existing Phase 1 and proposed Phase 2 are currently owned by the same entities.

The applicant proposes a total of nine (9) buildings with this PD. Each building will house between 4-8 townhome-style units, with 1-3 bedrooms per unit. A total of sixteen (16) 1-bedroom units, thirty-five (35) 2-bedrooms units, and nine (9) 3-bedrooms units, totaling sixty (60) units, is proposed for this development. The buildings have a proposed maximum height of two-stories and are situated approximately 97' from the southern boundary that is adjacent to an existing residential subdivision (Northgate Two Addition). The proposed development includes a rear

entry-attached garage for each unit with the remaining required parking to be parallel along the primary drive aisles. The applicant is not proposing any front entry garages with this development. The proposed parking does exceed the minimum total parking requirement (100 spaces) and minimum attached garage requirement (105 spaces) for a multi-family development of this size.

The applicant has provided a set of proposed exterior elevations for the multi-family development with this PD. Renderings of each building type are included in the Building Materials/Elevations Plan. The facades feature primarily stone with accents of brick and Hardie board planks utilized in various areas of each building to create some uniqueness to define each unit. Notably, all proposed structures utilize the same elevation. The renderings below can be referenced for a look at the proposed front façade and building materials.

The applicant proposes to provide amenities such as playground equipment, a pickleball court, and picnic tables to be located in the center of the development, as shown on the Site Plan. In addition, the applicant proposes open space throughout the development with internal pedestrian sidewalks. Staff recommends that the proposed playground come equipped with a minimum of five (5) play elements. Staff has also included a recommended condition of approval for the PD request that requires these central amenities to be installed prior to the issuance of the Certificate of Occupancy of the first building on the subject property.

The applicant has provided a Landscape Plan for the proposed development. The proposed landscaping does meet the minimum requirements of the City of Waxahachie Zoning Ordinance. The applicant is proposing to install part of the required landscape in front of each unit. The applicant is proposing to provide trees along the southern boundary line to serve as a buffer between the proposed development and Northgate Two Addition (residential subdivision).

The subject property is accessed from Johnston Boulevard, and Houston Street through mutual access easement with the existing development located to the north of the subject property, Heritage Square Townhomes Phase 1. The applicant proposes to dedicate a mutual access easement along the northern and eastern boundaries of the subject property by separate instrument. The applicant confirmed that they will file the mutual access easement prior to the plat application submittal.

The subject property is adjacent to an existing residential subdivision located south of the subject property, the Northgate Two Addition. Therefore, the applicant is proposing a 6' masonry screening wall, as required by the Waxahachie Zoning Ordinance. The applicant had previously coordinated a meeting with the adjacent property owners to communicate what the proposed development entails, and has stated that they will be reaching out to them regarding installation of the screening wall, should the property owner proceed with this development.

The subject property is identified by the 2023 Comprehensive Plan under the Mixed-Use Neighborhood placetype. Though the proposed development does not provide the mixing of activities, the use does provide a buffer between a dense multi-family development and a less dense traditional single-family neighborhood due to the proposed density for the development of 10.19 DUA. This type of density transition and the diversity of housing is consistent with the goals of the Mixed-Use Neighborhood placetype.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 35 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. At the time of the publishing of this staff report, no letters of support and four (4) letters of opposition to the request have been received by staff.

Chairman Keeler asked whether the proposed project is similar to a previously approved townhome development near Highway 287 and FM 664, close to the high school. Staff confirmed there are some similarities, such as both being single-family townhomes on individual platted lots. However, the commissioner noted that the earlier project appeared to be of higher quality and lower density, with staff estimating that project had approximately 9 to 11 units.

Applicant Marisa Brewer requested approval and gave a presentation outlining the proposed townhome development, beginning with a review of the site's existing conditions. The land is flat, surrounded by townhomes to the north, single-family homes to the south, and commercial uses to the east and west. The project aligns with the updated 2023 Future Land Use Plan, which designates the area as mixed-use rather than commercial. The development proposes 60 rental townhomes on 5.89 acres, with a six-foot masonry wall and detention pond along the southern property line as a buffer from neighboring residences. Setbacks exceed the required 50 feet, with most buildings set back approximately 98 feet.

A neighborhood meeting was held on April 16, 2025, after 34 notices were sent; only three residents attended. The applicant noted their efforts to reach out and present the plan to the community.

The site will include landscaping with a mix of canopy and accent trees, and the applicant is proposing several amenities: a pickleball court, playground equipment, benches, and waste stations. They are currently working to identify a fifth amenity, as required by code. It was clarified that fenced-in backyards are not counted toward the five required amenities. City staff confirmed the amenities must be completed and accessible before any certificate of occupancy is issued.

The project will include emergency access to Johnson Boulevard via a gated connection, though regular ingress and egress will be from Mark Trail, with two entrances forming a loop for residents. The applicant concluded by inviting further questions and confirmed their intent to meet all required conditions

Terry Wright, Wright Group Architects, described efforts to integrate the proposed townhome development with an adjacent property by sharing amenities such as an existing clubhouse and swimming pool, rather than building new facilities or driveways along Houston Road. This approach also aimed to minimize traffic impact and create a more cohesive design. The project includes thoughtful setbacks—most buildings are set back 98 feet, with others at 53–55 feet—to provide a substantial green buffer and transition from commercial to residential areas.

There was discussion about the project's architectural design, with a comparison to a previously approved townhome project on Highway 287 that had higher architectural standards and more residential character. Commissioners expressed concern that the current project lacked architectural variety and refinement, noting identical building designs and minimal stylistic

variation. The applicant acknowledged the feedback and noted that masonry requirements reduced the ability to add more architectural detail but said some entrance features and gables were varied. Commissioners encouraged the applicant to revisit the previous project's design for inspiration and potentially enhance this development's aesthetics to improve both appeal and rental value.

Security and management were also discussed. The development is not gated, except for an emergency-only access gate on Johnson Boulevard for fire department use. Security systems within units would be the tenants' responsibility, and management will operate during regular business hours with some ongoing monitoring.

Chairman Keeler opened the Public Hearing at approximately 8:10 p.m.

Those who spoke in opposition:

Judith Allison Kincaid, 501 Houston, Waxahachie, Texas

Donna Cain, Waxahachie, Texas

There being no others to speak for or against ZDC-174-2024, Chairman Keeler closed the Public Hearing at approximately 8:21 p.m.

During the discussion, Commissioners expressed concerns about the architectural design of the proposed development, specifically its lack of variation and 360-degree architectural integrity. Mr. Robertson advised that codifying design changes during the meeting can be difficult and prone to misinterpretation. He recommended either requiring revised architectural drawings with varied elevations as a condition of approval or continuing the item to allow the applicant to return with updated plans. The applicant appeared open to revisiting the design and amenity layout based on feedback. Commissioners also raised concerns about the limited space for proposed amenities like the playground and pickleball court, requesting clearer scale representations. Overall, there was a general consensus to continue the Public Hearing to allow time for improvements that better align with previous standards and community expectations.

14. Consider recommendation of ZDC-174-2024

Action:

David Hudgins moved to recommend continuing the Public Hearing for ZDC-174-2024 to the August 12, 2025 Planning and Zoning Commission meeting. Motion was seconded by Terry Connor and carried unanimously (5-0).

15. Public Hearing on a request by Urpi Arriola, MWSW Texas, for a Zoning Change from a Planned Development-14-Heavy Industrial (PD-14-HI) zoning district to Planned Development-Commercial (PD-C) zoning district, for the Crossroads 287 mixed-use development, located at 1601 W US Highway 287 Bypass, (Property ID 239122) - Owner: CSW Waxahachie LP (ZDC-195-2024)

Mr. Robertson presented the Item and applicant Kevin Hunter requested approval. The applicant proposes a Planned Development (PD) to allow for Crossroads 287, a mixed-use development with 35,500 square feet of medical office space, 14,950 square feet of retail space, two stand-alone restaurants, and two 4-story hotels with a combined total of 263 rooms. The proposed uses can be

referenced in greater detail on the Concept Plan. The design of the concept plan is consistent with the concept approved by City Council as part of the Development Agreement for the property. A base zoning district of Commercial (C) is proposed for the development.

The subject property is the site of the former Magnablend facility; which was destroyed in a 2011 fire. The City of Waxahachie acquired the subject property in 2018. In August of 2024, City Council approved a Development Agreement for the subject property with CSW Development. As part of the agreement, CSW agreed to develop the site for a combination of office, retail, sit down restaurant, and hotel uses and provided a very general concept plan to represent their development proposal. As part of the agreement, City Council transferred ownership of the property to CSW; but required to the group to return for approval of a Planned Development zoning district for the property. The PD proposal is consistent with the requirements of the Development Agreement for the subject property.

The Planned Development includes a total of seven (7) buildings that will each be situated on individually platted lots. An additional 8th lot is proposed to exclusively accommodate drainage and detention areas for the development. The applicant has exceeded the minimum parking requirement of 611 spaces and proposes to provide a total of 661 parking spaces. Each proposed lot on the subject property has been designed so that it can meet its individual minimum parking requirement.

With this Planned Development request, the applicant proposes a few modified development standards from those required with the base Commercial (C) zoning district. The modified standards are tailored to facilitate a more compact retail development pattern. The table below can be referenced for a comparison of the standard C requirements versus the development standards proposed with this application.

<u>Development Standard</u>	<u>C Zoning</u>	<u>Proposed Development Standard</u>
Min. Lot Size	5,000 SqFt.	5,000 SqFt.
Front Setback	25'	25' Exterior, 0' Interior
Side Setback	25'	20' (ROW), 0' (Retail)
Rear Setback	20'	20' Exterior, 0' Interior
Maximum Height	3-stories	4-stories
Max. Lot Coverage (Buildings)	40%	40%

In addition to the modification identified above, the applicant has also proposed development standards that restrict permissible uses in the PD district. The base Commercial zoning district typically allows for a wide range of uses; but not all of these uses are appropriate for the office/retail-oriented development proposed by the applicant. With this in mind, the applicant has prohibited 56 uses that were identified as incompatible or too intense for their proposed development. A few examples of proposed prohibited uses include: Outdoor Building Material Sales, Storage Warehouses, Heavy Machinery Rental/Sales, Drive-Through Establishments, and Light Manufacturing.

The applicant proposes to utilize two lots on the western side of the property for the medical offices uses. The proposed lots are 2.5 acres and 0.8 acres in size and can accommodate a combined 35,000 square feet of one-story medical offices. Baylor and Touchstone Imaging are the proposed end users for the two medical office lots.

The applicant proposes to utilize two lots on the southern portion of the property for the hotel uses. The hotels lots are proposed to be 2.48 acres and 2.21 acres and are designed to accommodate 150 rooms and 113 rooms respectively. No end-users are currently proposed for the hotel site; but each hotel is proposed to be 4-stories in height.

The applicant proposes to lots on the northern portion of the property immediately adjacent to US Highway 287 Bypass for restaurant uses. The applicant has not identified end-users for the restaurant sites. However, each lot is designed to accommodate sit-down restaurants exclusively as opposed to drive-through restaurants. A minimum of one of the sit-down restaurants is required to include an outdoor patio that flanks a central courtyard amenity that is proposed in the center of the development.

The applicant proposes to utilize the final lot on the site for a multi-tenant retail building. The retail lot is situated on the northern portion of the property along US Highway 287 Bypass and adjacent directly adjacent to the central courtyard amenity. No specific tenants are identified at this time for the retail building. However, the retail site is designed to accommodate a range of tenants that include, but are not limited to, personal services, retail stores and shops, and small restaurants.

The development is proposed to include two (2) direct connections to the US Highway 287 Bypass access roads. The proposed connections meet the minimum TxDOT spacing requirements for new driveways. The eastern most driveway is proposed to align with the existing service road and connector road intersection. The applicant has provided a Traffic Impact Analysis (TIA) with the PD Application, as required by the Development Agreement for the subject property. The TIA recommends the installation of a traffic signal at the intersection mentioned above and the applicant proposes to install the traffic signal accordingly. To facilitate cross connectivity between lots, the applicant proposes to execute mutual access easements throughout the subject property. Mutual access easements are also proposed to extend to the Navarro College properties to the south and west in order to facilitate future connectivity at the time these properties develop. The TIA will continue to be reviewed by the Public Works & Engineering Department with future Civil Construction Permits for the subject property.

The applicant proposes to construct an amenitized courtyard near the center of the property between multi-tenant retail building and sit-down restaurant. The courtyard is in item included in the Development Agreement that was approved for the property in August of 2024. The area will be flanked by an outdoor patio for the sit-down restaurant and is intended to be a public gathering space for patrons of the development. Proposed amenities for the courtyard include specialty lighting, a shade structure, outdoor seating and tables, and high-end landscaping. Per the proposed Development Standards, the courtyard is required to be completed prior to the issuance of a CO for the first building on the property.

The applicant has proposed specific landscaping requirements as part of the PD Development Standards for the property. The proposed standards result in an overall reduction in total plantings from that which would be required under the typical minimum landscape standards of the Waxahachie Zoning Ordinance. To offset the overall reduction in landscaping, the applicant has proposed to plant larger, 6" caliper, street trees along US Highway 287 Bypass as opposed to the typically required 4" caliper street trees. A detailed Landscape Plan is required to be submitted as part of the Site Plan Application for each individual lot within the subject property.

The applicant has proposed detailed exterior construction and building articulation requirements as part of the PD Development Standards. The proposed standards include varying requirements for the retail, restaurant, hotel, and medical office buildings within the development. Final Elevation/Façade Plans are not included with this PD, as end users have not yet been identified. However, each building is required to utilize exterior construction materials that are similar or complementary to the examples shown below, with exceptions for national or regional restaurant brands. As part of the PD Development standards, the applicant has also provided example renderings for the proposed medical office, hotel, and retail buildings. A final Elevation/Façade Plan is required to be submitted as part of the Site Plan Application for each individual building on the subject property.

The applicant proposes to allow two (2) monument signs and one (1) pylon sign for the subject property with this PD application. Each of these signs are proposed to be located along US Highway 287 Bypass.

The monument signs are proposed to meet the standard height and size requirements of the Waxahachie Zoning Ordinance. The pylon sign is proposed to be a maximum of 50' in height and provide a total of 300 square feet of advertising space. The base of the pylon sign is proposed to utilize masonry material complimentary to that used for the retail buildings on the site.

The applicant has designed the Concept Plan for the property to accommodate two (2) dedicated detention areas in the southeast corner of the site. Each detention area is proposed to be fenced by 4' ornamental metal fence.

As part of this development, the applicant is required to extend private water and sanitary sewer lines across the subject property. The applicant has submitted a Civil Construction Permit to account for these utility extensions. The Civil Construction Permit is currently under technical review by staff.

The property is subject requirements of the Lighting and Glare Standards from Section 6.03 of the Waxahachie Zoning Ordinance. To verify compliance with these standards, the applicant shall be required to provide a Photometric Plan as part of the detailed Site Plan Application for each individual lot.

The applicant proposes to develop the infrastructure (water, wastewater, stormwater, shared drive-aisles) for the subject property in a single phase. Individual lots on the site are proposed to develop as determined by the market.

To comply with State law contained in Local Government Code Chapter 211 and the City's public hearing notice requirements, 9 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 has received zero (0) letters of support and zero (0) letters of opposition for the PD request.

Mr. Robertson explained as part of the development agreement, the City Council was very specific about the types of uses allowed at the site. The agreement clearly outlines permitted uses, reflecting council's intent during the approval process. Notably, prohibited uses include gas stations and drive-ins.

Chairman Keeler opened the Public Hearing at approximately 8:36 p.m.

There being no others to speak for or against ZDC-195-2024, Chairman Keeler closed the Public Hearing at approximately 8:36 p.m.

16. Consider recommendation of ZDC-195-2024

Action:

Chad Hicks moved to recommend approval of ZDC-195-2024, a Planned Development request for the Crossroads 287 mixed-use development, subject to the conditions of 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 (5-0).

17. Public Hearing on a request by Quinn Foster, Manhard Consulting, for a Zoning Change from a Single-Family-1 (SF-1) zoning district to Planned Development – General Retail (PD-GR) zoning district located directly north of 2400 North US Highway 77 (Property ID 189302) – Owner(s): Snow Peach Legacy Family Holding Spendthrift Trust (ZDC-75-2025)

Chairman Keeler announced the applicant was in attendance to request a continuance.

Matthew Smith, Engineer for applicant, requested to continue the Public Hearing to the August 12, 2025 Planning and Zoning Commission meeting.

Action:

David Hudgins moved to continue the Public Hearing for ZDC-75-2025 to the August 12, 2025 Planning and Zoning Commission meeting. Motion was seconded by Chad Hicks and carried unanimously (5-0).

18. Consider recommendation of ZDC-75-2025

No action taken.

19. Adjourn

Trenton Robertson, Senior Director of Planning, announced he will host a training for Commissioners in August.

Commissioners expressed their sincere appreciation to the citizens who attended the meeting and to all those who actively participated in the process.

Mayor Pro Tem Patrick Souter extended heartfelt condolences to those impacted by the recent flooding in Central Texas and encouraged the community to offer support where possible. He also asked everyone to keep the members of the Waxahachie Fire Department in their thoughts and prayers, as several have been deployed to assist with relief efforts in the affected areas.

There being no further business, the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Amber Villarreal, City Secretary