

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 9, 2021 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  
Jim Phillips  
David Hudgins  
Erik Test

Others Present: Shon Brooks, Director of Planning  
Chris Webb, Planner  
Lori Cartwright, City Secretary  
Mary Lou Shipley, 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 January 26, 2021
- b. Minutes of the Planning and Zoning Commission briefing of January 26, 2021

**Action:**

*Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.*

5. **Continue Public Hearing on a request by George Salvador, Lilian Custom Homes, for a Zoning Change from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road (Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-179-2020)**

Chairman Keeler continued the Public Hearing and stated the applicant requested to continue ZDC-179-2020 to the Planning and Zoning Commission meeting of February 23, 2021.

6. **Consider recommendation of Zoning Change No. ZDC-179-2020**

**Action:**

*Ms. Betty Square Coleman moved to continue the Public Hearing on a request by George Salvador, Lilian Custom Homes, for a Zoning Change from a Single Family Residential-1 zoning district to Planned Development-Single Family Residential-3, located at 401 Ovilla Road*

*(Property ID 180391) - Owner: WAXAHACHIE ONE DEVELOPMENT (ZDC-179-2020) to the Planning and Zoning Commission meeting of February 23, 2021. Mr. David Hudgins seconded, All Ayes.*

- 7. Consider request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Plat of Macias Estates for 2 lots being 7.000 acres situated in the GW Younger Survey, Abstract 1195, and the B Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: RICHARD & MARIA G MACIAS (SUB-146-2020).**

Planner Chris Webb reported the applicant is requesting to plat one (1) lot into two (2) lots. He reported the property has adequate water and fire flow. Staff recommended approval.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Plat of Macias Estates for 2 lots being 7.000 acres situated in the GW Younger Survey, Abstract 1195, and the B Barton Survey, Abstract 137 (Property ID 192608) in the Extra Territorial Jurisdiction – Owner: RICHARD & MARIA G MACIAS (SUB-146-2020) as presented. Mr. David Hudgins seconded, All Ayes.*

- 8. Consider request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Plat of Anglen Acres for 2 lots being 10.048 acres situated in the M Myers Survey, Abstract 714, JC Armstrong Survey, Abstract 6, and the J Fifer Survey, Abstract 351 (Property ID 179026) in the Extra Territorial Jurisdiction – Owner: AARON & BARBARA ANGLEEN (SUB-165-2020).**

Mr. Webb reported the applicant is requesting to plat the property into two (2) lots. One lot would be for continued residential use and the other lot will be for continued commercial use. He stated there is adequate domestic water flow, but adequate fire flow is not available. Staff recommended approval.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Tim Jackson, Texas Reality Capture & Surveying LLC, for a Plat of Anglen Acres for 2 lots being 10.048 acres situated in the M Myers Survey, Abstract 714, JC Armstrong Survey, Abstract 6, and the J Fifer Survey, Abstract 351 (Property ID 179026) in the Extra Territorial Jurisdiction – Owner: AARON & BARBARA ANGLEEN (SUB-165-2020) as presented. Mr. Erik Test seconded, All Ayes.*

- 9. Consider request by Robert Hill, P&R Builders, LLC for a Plat of Country Meadows Phase 3 for thirty-six (36) residential lots being 45.121 acres situated in the G.W. Younger Survey, Abstract 1195 (Property ID: 192620) in the Extra Territorial Jurisdiction – Owner: P&R Builders, LLC (SUB-150-2020)**

Mr. Webb reported the applicant is requesting to plat the subject property into thirty-six (36) lots for residential use as the third phase of Country Meadows Estates. He stated adequate domestic and fire flow are available to the subject property and recommended approval.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Robert Hill, P&R Builders, LLC for a Plat of Country Meadows Phase 3 for thirty-six (36) residential lots being 45.121 acres situated in the G.W. Younger Survey, Abstract 1195 (Property ID: 192620) in the Extra Territorial Jurisdiction – Owner: P&R Builders, LLC (SUB-150-2020) as presented. Mrs. Bonney Ramsey seconded, All Ayes.*

**10. Adjourn**

Ms. Betty Square Coleman expressed concern with several properties being out of compliance with the zoning requirements.

There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary