

Planning and Zoning Commission
February 24, 2023

The Waxahachie Planning & Zoning Commission held a special meeting on Friday, February 24, 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
Bonney Ramsey
David Hudgins
Erik Test
Ron Ansell

Members Absent: Betty Square Coleman

Others Present: Jennifer Pruitt, Senior Director of Planning
Eleana Tuley, Senior Planner
Amber Villarreal, City Secretary
Albert Lawrence, Deputy City Manager
Robert Brown, City Attorney
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**

Brad Williams, Green Brick Partners, 2805 Dallas Parkway, Plano, Texas, stated he is available for questions regarding SUB-126-2022 following the Executive Session. He explained he has worked with City staff extensively on this development and is not in agreement with staff's recommendation of denial. He noted a response letter was submitted to the Planning Department and encouraged the Commission to review it with staff and the City Attorney. Mr. Williams requested approval of the Haven Ranch Plat.

4. **Convene into Executive Session for consultation with attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code**

Chairman Keeler announced at 7:03 p.m. the Planning and Zoning Commission would convene into Executive Session for consultation with attorney regarding pending or contemplated litigation as permitted under Section 551.071, Texas Government Code

5. **Reconvene and take any necessary action**

The meeting reconvened at 7:12 p.m.

No action taken.

6. **Consider a request by Christopher Hernandez, Kimley-Horn & Associates, Inc., for a Plat of Haven Ranch Phase 1, 172 Residential Lots & 13 Open Space HOA X Lots, being 190.886 acres, located west of the intersection of Harrington Road and Hunter Pass, situated in the William Stewart Survey, Abstract 956, the James Young Survey, abstract 1199, and the Norman H. Whittenberg Survey, Abstract 1128, an addition to the City of Waxahachie and the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 180774, 183003, 190570, 192730, 236611, 236612, 289474, 289475, 289476, & 289477) – Owner: GRBK EDGEWOOD LLC (SUB-126-2022) Staff: Zack King**

Jennifer Pruitt, Senior Director of Planning, presented the case for Haven Ranch Phase 1 noting the applicant is requesting to plat the subject property into 172 residential lots and 13 open-space Homeowner's Association (HOA) X lots. She explained the applicant originally provided a plat submittal that the Planning & Zoning Commission heard at the October 25, 2022 meeting at the applicant's request. The Commission voted 5-0 to disapprove the proposed plat with conditions. Following the aforementioned disapproval, on Friday, February 10, 2023, the applicant provided a formal response and plat resubmittal to staff. This resubmittal was provided to address the conditions of disapproval that were identified by the Planning & Zoning Commission on October 25, 2022. The review of the applicant's resubmittal was completed by staff on February 17, 2023. Staff determined that the applicant's resubmittal failed to address the conditions of disapproval identified by the Planning & Zoning Commission. Staff considers the resubmittal provided by the applicant to be incomplete.

Ms. Pruitt explained the proposed preliminary wastewater plans do not comply with the City of Waxahachie's Wastewater Master Plan and have not been approved by the Public Works and Engineering Director. Staff provided a very staff report which identifies specific code sections regarding supplemental documentation and information for the Waxahachie Subdivision Ordinance and have been very specific related to those provisions. Ms. Pruitt stated staff recommends disapproval of the resubmittal with the conditions noted below:

Conditions:

1. Insufficient information has been provided to demonstrate the provision of adequate water and wastewater services for the subject property and the proposed lots as required by Section 5.1 of the Waxahachie Subdivision Ordinance and Section V – Special District Regulations of the Ellis County Subdivision and Development Standards.
 - *Information sufficient to demonstrate compliance with these standards is required.*
2. A Traffic Impact Analysis (TIA), as per Section 3.1 of the Waxahachie Subdivision Ordinance.
 - *A Traffic Impact Analysis (TIA) adhering to Section 3.1 of the Waxahachie Subdivision Ordinance is required.*
3. Since no information has been provided to demonstrate the provision of water and wastewater services to the property, all proposed lots within the ETJ have been reviewed under Vol. I Section IV – General Requirements of the Ellis County Subdivision and Development Standards. The lots & build lines proposed with this plat do not meet the minimum size or dimensions required by the Ellis County Subdivision and Development Standards.

- *Lots adhering to the requirements of Vol. I Section IV – General Requirements of the Ellis County Subdivision and Development Standards are required with the proposed plat.*

Action:

Vice Chairman Melissa Ballard moved to disapprove SUB-126-2022, a Plat of Haven Ranch Phase 1, with the conditions of the staff report. Mr. David Hudgins seconded, All Ayes.

7. Adjourn

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Amber Villarreal
City Secretary