

Planning and Zoning Commission  
May 24, 2023

The Waxahachie Planning & Zoning Commission held a regular meeting on Wednesday, May 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  
Betty Square Coleman  
Bonney Ramsey  
David Hudgins  
Erik Test  
Ron Ansell

Others Present: Shon Brooks, Executive Director of Development Services  
Jennifer Pruitt, Senior Director of Planning  
Zack King, Senior Planner  
Oanh Vu, Planner  
Macey Martinez, City Engineer  
Amber Villarreal, City Secretary  
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**

None.

4. **Consider minutes of the regular Planning & Zoning Commission meeting of May 10, 2023**

**Action:**

*Bonney Ramsey moved to approve the minutes of the regular Planning & Zoning Commission meeting of May 10, 2023. Melissa Ballard seconded, All Ayes.*

5. **Consider a request by Naveen Khammampati, Turnkey Tract, for a Plat of Dominion Park, 213 lots, being 78.22 acres, located directly west of 312 Ovilla Road, situated in the E. Horton Survey, Abstract 466, and the Elijah Bellow Survey, Abstract 101, an addition to the City of Waxahachie (Property ID: 180391) – Owner: WAXAHACHIE ONE DEVELOPMENT (SUB-183-2023) Staff: Zack King**

Zack King, Senior Planner, presented the case noting the applicant proposes to plat the subject property into 206 residential lots and 7 open-space HOA lots as part of the Dominion Park subdivision. The proposed plat includes a 15' right-of-way (ROW) dedication along Ovilla Road, in conformance with the City of Waxahachie Thoroughfare Plan. The plat includes three (3) residential lot types: Type 1 with a minimum lot size of 7,200 sq. ft., Type 2 with a minimum lot size of 8,400 sq. ft., and Type 3 with a minimum lot size of 10,000 sq. ft. The layout of the proposed plat adheres to the approved Planned Development zoning (Ord. 3301) and the development

agreement for the subject property. Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the plat request.

Chairman Keeler asked who ensures compliance with the approved architectural elevations and Mr. King stated the Building Department will enforce the approved Development Agreement.

Commissioner Ron Ansell inquired about access to Business Highway 287 and Mr. King explained that is planned with the development of the property to south.

Commissioner David Hudgins inquired about the expansion of Ovilla Road to four (4) lanes and Macey Martinez, City Engineer, explained TxDOT has began the process to expand Ovilla Road, to the north of Highway 287. She explained Ovilla Road, south of Highway 287, is planned for future expansion.

**Action:**

*Melissa Ballard moved to approve SUB-183-2023, a Plat of Dominion Park, authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.*

**6. Public Hearing on a request by Matthew Kepler, for a Replat of Lots 32R and 34R, Block 181 of the Town Addition, to create Lot 32R-R, Block 181 of the Town Addition, 1 residential lot, being 0.2595 acres, located at 111 Griffin Street, (Property ID: 226134) – Owner: MATTHEW KEPLER (SUB-18-2023) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to replat the subject property into one (1) lot for single-family residential use. The applicant proposes to dedicate approximately 10' of right-of-way (ROW) for Griffin Street. The proposed lot adheres to the minimum size and dimension requirements of the Infill Overlay District after taking this ROW dedication into account.

Mr. King explained the applicant is requesting a variance (Petition for Hardship Waiver) to allow for a 10' utility easement along Griffin Street. The applicant is requesting this variance because the existing home on the subject property is situated closer to the property line than 15' after considering the ROW dedication. The typical utility easement requirement along the public right-of-way (ROW) is 15'. If the applicant were to adhere to this requirement, a portion of the existing home would have to be demolished. Staff is supportive of the variance request for the 10' utility easement because the applicant has provided ROW dedication for Griffin Street, and City utility infrastructure is located within the Bryson Street ROW. However, as a condition of approval, the applicant must provide documentation from franchise utility providers in the area (Oncor, AT&T, Charter, and Atmos) stating that they have no objection to the proposed easements before the recordation of the replat. Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the replat request with the condition noted.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-18-2023, Chairman Keeler closed the Public Hearing.

**7. Consider recommendation of SUB-18-2023**

**Action:**

*Melissa Ballard moved to recommend approval of SUB-18-2023, a Replat of Lots 32R and 34R, Block 181 of the Town Addition, with the associated variance request, subject to the conditions of the staff report, and authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Bonney Ramsey seconded, All Ayes.*

**8. Public Hearing on a request by Cody Crannell, CCM Engineering, for a Plat of Bison Meadows, ninety-one (91) single family residential lots & two (2) open space lots, being 111.936 acres, located north of the intersection of Gibson Road & FM 813, situated in the N. Newsome Survey, Abstract 801, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 188545) – Owner – BISON MEADOWS 137 LLC (SUB-71-2022) Staff: Zack King**

Mr. King presented the case noting the applicant proposes to plat the subject property into ninety-one (91) single-family residential lots and two (2) open space lots as part of the Bison Meadow subdivision. The proposed plat provides a 20' right-of-way (ROW) dedication for FM 813 along the western property line and a 15' ROW dedication for FM 813 along the northern property line in conformance with the City of Waxahachie Thoroughfare Plan. Each proposed residential lot exceeds one (1) acre in size and adheres to all Ellis County subdivision standards. All open space lots will be maintained by the subdivisions' HOA. Adequate public facilities are available to the proposed lots via on-site septic systems and Rockett SUD water lines.

Mr. King explained the applicant is requesting a variance to exceed the maximum length requirement for a dead-end street. Per the City of Waxahachie Subdivision Ordinance, dead-end streets are not to exceed 600 feet. Matador Ranch Court is shown to be approximately 780 feet in length. Staff does not have concerns with the proposed variance request. The Planning and Zoning Commission has the right to grant the over-length street variance; thus the request will not need to be reviewed by City Council if approved. Based on the details provided in this Staff Report and the present status of the documents subject to the request, staff recommends approval of the plat with the associated variance request.

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against SUB-71-2022, Chairman Keeler closed the Public Hearing.

**9. Consider recommendation of SUB-71-2022**

**Action:**

*David Hudgins moved to approve SUB-71-2022, a Plat of the Bison Meadows, with the associated variance request, and authorizing the Planning & Zoning Commissioner to sign the associated documents accordingly. Betty Square Coleman seconded, All Ayes.*

**10. Adjourn**

Jennifer Pruitt, Senior Director of Planning, announced there will be a joint work session with City Council on June 13, 2023 at 6:00 p.m. Ms. Pruitt recognized City Engineer Macey Martinez and her department for celebrating Flood Awareness Week.

There being no further business, the meeting adjourned at 7:20 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary