

Planning and Zoning Commission
September 10, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 10, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

Members Present: Rick Keeler, Chairman
Betty Square Coleman
Bonney Ramsey
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Jim Phillips
David Hudgins

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Tommy Ludwig, Assistant City Manager
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 August 27, 2019
- b. Minutes of the Planning and Zoning Commission briefing of August 27, 2019

Action:

Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Erik Test seconded, All Ayes.

5. **Consider request by Dalton Bradbury, Southfork Capital LLC, for a Replat of Block 23, Town Addition, to create Lots 1-6, Block A, Bradbury Addition, 2.445 acres (Property ID 193492) – Owner: SOUTHFORK CAPITAL LLC (RP-19-0108)**

Chairman Keeler announced the applicant withdrew their application.

Action:

None

- 6. Consider request by Dorothea M. Russell for a Replat of Lot B, Block 206, Town Addition, to create Lots 1-2, Block A, Russell Replat, 0.4523 acres (Property ID 171519) – Owner: DOROTHEA M RUSSELL AND DELBERT EARL RUSSELL (RP-19-0110)**

Chairman Keeler announced the applicant requested to continue RP-19-0110 to the Planning and Zoning Commission meeting of September 24, 2019.

Action:

None

- 7. Continue Public Hearing on a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for Outside Storage use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0098)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue SU-19-0098 to the Planning and Zoning Commission meeting of September 24, 2019.

- 8. Consider recommendation of Zoning Change No. SU-19-0098**

Action:

Ms. Betty Square Coleman moved to continue a request by Kevin Cribley, Cribley Enterprises, Inc., for a Specific Use Permit (SUP) for Outside Storage use within a Commercial and Light Industrial-1 zoning district, located at 100 W Sterrett (Property ID 273754) – Owner: M AND M INVESTMENTS (SU-19-0098) to the Planning and Zoning Commission meeting of September 24, 2019. Mrs. Bonney Ramsey seconded, All Ayes.

- 9. Consider request by DeeAnne Row for a Replat of Lots 19 and 20, Green Meadow, to create Lots 19R and 20R, Green Meadow, 8.922 acres (Property ID 150722) in the Extra Territorial Jurisdiction – Owner: BRIAN & DEEANNE ROW (RP-19-0088)**

Mr. Collins reported a water letter was received from Buena Vista-Bethel SUD stating that adequate public facilities are available for this property and adequate fire flow can be provided. He recommended approval.

Action:

Mrs. Bonney Ramsey moved to approve a request by DeeAnne Row for a Replat of Lots 19 and 20, Green Meadow, to create Lots 19R and 20R, Green Meadow, 8.922 acres (Property ID 150722) in the Extra Territorial Jurisdiction – Owner: BRIAN & DEEANNE ROW (RP-19-0088). Mr. Erik Test seconded, All Ayes.

- 10. Consider request by Hugo Monsanto for a Replat of Lot 3, Block 7, Nora Alexander's Subdivision, to create Lots 3AR and 3BR, Block 7, Nora Alexander's Subdivision, 0.232 acres (Property ID 172038) – Owner: VICTORINO G & PAULA G LUNA (RP-19-0105)**

Mr. Collins reported the applicant request to replat one lot into two lots. He noted the request complies with the Sub Division regulations and recommended approval.

Action:

Ms. Betty Square Coleman moved to approve a request by Hugo Monsanto for a Replat of Lot 3, Block 7, Nora Alexander's Subdivision, to create Lots 3AR and 3BR, Block 7, Nora Alexander's Subdivision, 0.232 acres (Property ID 172038) – Owner: VICTORINO G & PAULA G LUNA (RP-19-0105). Mr. Erik Test seconded, All Ayes.

- 11. Consider request by Dalton Bradbury, Southfork Capital LLC, for a Replat of Block 22 and 34, Town Addition, to create Lots 1-3, Block A, Cathedral Addition, 3.032 acres (Property ID 193493, 193491, and 170678) – Owner: SOUTHFORK CAPITAL LLC (RP-19-0109)**

Mr. Collins reported the purpose of the replat is to move lot lines to have three different buildings. He stated the applicant must provide firewalls as required in the 2018 International Building Code to provide a barrier between buildings. Mr. Collins recommended approval.

Action:

Ms. Betty Square moved to approve a request by Dalton Bradbury, Southfork Capital LLC, for a Replat of Block 22 and 34, Town Addition, to create Lots 1-3, Block A, Cathedral Addition, 3.032 acres (Property ID 193493, 193491, and 170678) – Owner: SOUTHFORK CAPITAL LLC (RP-19-0109) with conditions. Ms. Bonney Ramsey seconded, All Ayes.

- 12. Consider request by Sean Shropshire, RPLS, Axis Surveying, LLC, for a Final Plat of Blue Bonnet Trails Phases 1 and 2 for 223 residential lots and 2 open space lots being 40.510 acres situated in B.B. Davis Survey, Abstract 290 and the W.C. Calder Survey, Abstract 235 (Property ID 182266 and 182267) Owner: BLUE BONNET TRAILS LLC (FP-19-0107)**

Mr. Collins reported there is 223 residential lots and 2 open space lots. He noted adequate public facilities will be available to serve these properties and recommended approval.

Action:

Mr. Erik Test moved to approve a request by Sean Shropshire, RPLS, Axis Surveying, LLC, for a Final Plat of Blue Bonnet Trails Phases 1 and 2 for 223 residential lots and 2 open space lots being 40.510 acres situated in B.B. Davis Survey, Abstract 290 and the W.C. Calder Survey, Abstract 235 (Property ID 182266 and 182267) Owner: BLUE BONNET TRAILS LLC (FP-19-0107) as presented. Mrs. Bonney Ramsey seconded, All Ayes.

- 13. Public Hearing on a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 311 Choctaw Trail (Property ID 229213) – Owner: RICHARD S & PENNY P EWERS (SU-19-0104)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported originally the applicant proposed a rooftop solar panel system that will face the alleyway in the rear of the property and staff was prepared to recommend to deny. He explained prior to the meeting the applicant sent in a revision with panels on the sides of the roof not facing the right-of-way. Mr. Collins recommended to approve the revised submittal.

There being no others to speak for or against SU-19-0104, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. SU-19-0104

Action:

Mrs. Bonney Ramsey moved to approve a request by Amanda Doty, B&M Assessment Services, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-27-Single Family-2 zoning district, located at 311 Choctaw Trail (Property ID 229213) – Owner: RICHARD S & PENNY P EWERS (SU-19-0104). Mr. Erik Test seconded, All Ayes.

15. Public Hearing on a request by Alan Lauhoff, P.E., Atlas Associates Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 and 2 (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-19-0106)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the proposed development will consist of one hundred single family lots and two Home Owners Association tracts on 35.993 acres. Mr. Collins reviewed a single family residential chart and expressed concern with the proposed lot sizes being smaller than required by the Zoning Ordinance. Staff recommended denying.

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, representing applicant, noting the project was a mixed use with townhomes. He stated the townhomes have been removed and the proposed minimum lot sizes are just under the required 10,000 square foot. He stated approximately \$300,000.00 has been spent improving the water line. He stated the location has walkability and is the same Planned Development that is in Midlothian and Denton.

There being no others to speak for or against PD-19-0106, Chairman Keeler closed the Public Hearing.

16. Consider recommendation of Zoning Change No. PD-19-0106

Action:

Chairman Keeler moved to deny a request by Alan Lauhoff, P.E., Atlas Associates Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single-Family Residential-3, with Concept Plan, located South of Blue Bonnet Trails Phases 1 and 2 (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-19-0106). Mr. Erik Test seconded, All Ayes.

17. Adjourn

There being no further business, the meeting adjourned at 7:36 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary