

Planning and Zoning Commission
February 26, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 26, 2019 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
Jim Phillips
David Hudgins
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Albert Lawrence, Assistant City Manager
Tommy Ludwig, Assistant City Manager
Chris Webb, Planner
James Gaertner, City Engineer
Amber Villarreal, Assistant 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. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of February 12, 2019
- b. Minutes of the Planning and Zoning Commission briefing of February 12, 2019
- c. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of February 12, 2019
- d. Minutes of the City Council and Planning and Zoning Commission Joint Work Session of February 4, 2019

Action:

Ms. Bonney Ramsey moved to approve items a. through d. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

4. **Public Hearing on a request by Todd Wintters, Engineering Concepts & Design LP, for a Zoning Change from a Future Development and Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Marshall Road and Ovilla Road (Property IDs 195446, 191103, 191114, 191113, 191112, 191111, 182906, 182907, 200367, 180351, 200379, 200380) - Owner: ARBORS DEVELOPMENT LLC (PD-18-0210)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue the public hearing to the March 26, 2019 Planning and Zoning Commission meeting. Chairman Keeler explained the Commission considers requests in accordance with the Zoning Ordinance and Comprehensive Plan to ensure developments are in compliance with the current rules of the city.

5. Consider recommendation of Zoning Change No. PD-18-0210

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Todd Wintters, Engineering Concepts & Design LP, for a Zoning Change from a Future Development and Single Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Marshall Road and Ovilla Road (Property IDs 195446, 191103, 191114, 191113, 191112, 191111, 182906, 182907, 200367, 180351, 200379, 200380) - Owner: ARBORS DEVELOPMENT LLC (PD-18-0210) to the March 26, 2019 Planning and Zoning Commission meeting. Mr. Jim Phillips seconded, All Ayes.

6. Public Hearing on a request by Howard Baskin for a Specific Use Permit (SUP) for Private Club use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008)

Chairman Keeler opened the Public Hearing.

Planning Director Shon Brooks reviewed SU-19-0008 noting staff recommended approval as presented.

Mr. Howard Baskin, 717 W. Main Street, Waxahachie, explained the building will be used as a small gathering space for small events. He noted the tables will seat about sixty-two people.

There being no others to speak for or against SU-19-0008, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of Zoning Change No. SU-19-0008

Action:

Ms. Bonney Ramsey moved to approve a request by Howard Baskin for a Specific Use Permit (SUP) for Private Club use within a Central Area zoning district, located at 109 N Rogers (Property ID 170393) – Owner: NOEL & ANJANETTE NALLS (SU-19-0008) subject to Staff Comments. Mr. Jim Phillips seconded, All Ayes.

8. Public Hearing on a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009)

Chairman Keeler opened the Public Hearing.

Mr. Brooks presented PD-19-0009 noting staff recommended approval as presented. He explained the zoning request is to bring the daycare use into compliance with the city's zoning.

Ms. Marquita Cooper, 100 Lakewood Drive, Waxahachie, explained the request is to allow the daycare to continue operating at the church.

There being no others to speak for or against PD-19-0009, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. PD-19-0009

Action:

Vice Chairman Melissa Ballard moved to approve a request by Marquita Cooper, Future Generations Christian Childcare Center, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Neighborhood Service, with Concept Plan, restricting uses to Church, Rectory, or Temple and Child Daycare Center, located at 1415 Dr. Martin Luther King Jr Blvd (Property ID 175041) – Owner: STRAIGHTWAY NONDENOMINATIONAL (PD-19-0009) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

10. Consider request by David Hargrove, Legacy Grove Development, for a Final Plat with Landscape Plan of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010)

Mr. Brooks presented FP-19-0010 noting the plat request includes the Landscape Plan. Staff recommended approval per the following Staff Comments:

1. The plat cannot be filed until a Letter of Acceptance of Public Infrastructure has been received in the Planning Department.

Action:

Mr. Jim Phillips moved to approve a request by David Hargrove, Legacy Grove Development, for a Final Plat with Landscape Plan of Buffalo Ridge Phase 4 for 84 lots, being 26.033 acres situated in the W.C. Calder Survey, Abstract 235 and the W. Dunn Survey, Abstract 303 (Property ID 273404) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-19-0010) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

11. Consider request by Michael James for a Preliminary Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011)

Mr. Brooks presented PP-19-0011 noting the plat meets all city requirements and staff recommended approval as presented.

Action:

Mr. David Hudgins moved to approve a request by Michael James for a Preliminary Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (PP-19-0011). Vice Chairman Melissa Ballard seconded, All Ayes.

- 12. Consider request by Michael James for a Final Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012)**

Mr. Brooks presented FP-19-0012 noting the plat meets all city requirements and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Michael James for a Final Plat of Peaceful Prairie Estates for 3 lots, being 11.071 acres situated in the J. Barker Survey, Abstract 40 (Property ID 256277 and 252892) in the Extra Territorial Jurisdiction – Owner: MICHAEL & JAYA JAMES and GREGORY & ALLISON JAMES (FP-19-0012) subject to Staff Comments. Mr. Erik Test seconded, All Ayes.

- 13. Consider request by Cody Johnson, Cody Johnson Studio, for a Landscape Plan for Buffalo Ridge Phase 5 as a companion to PP-17-0029 – Owner: GRBK EDGEWOOD LLC (LP-19-0013)**

Mr. Brooks presented LP-19-0013 noting the landscape plan corresponds to the Buffalo Ridge Final plat approved in May 2017. Staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Cody Johnson, Cody Johnson Studio, for a Landscape Plan for Buffalo Ridge Phase 5 as a companion to PP-17-0029 – Owner: GRBK EDGEWOOD LLC (LP-19-0013) subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.

- 14. Consider request by David Teeter for a Replat of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016)**

Mr. Brooks presented RP-19-0016 noting staff recommended approval per the following Staff Comments:

1. Provide a scale for the Vicinity Map.
2. Remove building lines from the plat.
3. Formatting issues remain outstanding.
4. Request variance for the fire flow requirement.

Action:

Vice Chairman Melissa Ballard moved to approve a request by David Teeter for a Replat of Lot 11R, Block B and Lot 15R, Block A, Mustang Meadows Phase 1, for 2 lots, being 7.181 acres situated in the J.B. and Ann Adams Survey, Abstract 5 (Property ID's 207729 and 239996) – Owner: DAVID & CHRISTY TEETER (RP-19-0016) subject to Staff Comments. Mr. Erik Test seconded, All Ayes.

15. Public Hearing regarding the update of the Thoroughfare Plan (an Amendment of the Comprehensive Plan).

Chairman Keeler opened the Public Hearing.

City Engineer James Gaertner explained the City of Waxahachie Thoroughfare Master Plan is part of the 2007 Comprehensive Plan and the 2016 Comprehensive Plan Update. Recently the Thoroughfare Plan was added to the GIS mapping and aerial images, and it was determined that adjustments are necessary to match the current subdivision roadway alignments. The proposed revisions will match the approved plats and approved preliminary plats. Changes were made to the Thoroughfare Plan per the City Council and Planning and Zoning Joint Work Session on February 4, 2019. At this time the proposed revisions to the Thoroughfare Master Plan will be limited to four (4) sections of the city:

- Southwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Northwest of Interstate Highway 35 East (IH-35E) and Highway 287
- Around Dove Hollow Subdivision
- North Grove Boulevard and Garden Valley Parkway

Chairman Keeler asked if the map will change if a preliminary plat is amended and Mr. Gaertner noted realignments can be discussed if needed.

Mr. Jim Phillips asked if a Traffic Impact Analysis (TIA) can trigger changes to the plan and Mr. Gaertner replied yes.

Mr. John Granatino, 2305 Marshall Road, Waxahachie, asked if the engineering department is recommending the changes as presented on the exhibits to Marshall Road, is it following the road near Lonesome Dove, and if the layout can change in the future and Mr. Gaertner replied yes.

Ms. Dana Lennon, 1201 Ovilla Road, Waxahachie, expressed her concerns about drainage and Mr. Gaertner noted when TxDOT widens the road the drainage issues will be addressed too.

Mr. John Tryon, 2011 Black Champ Road, Waxahachie, asked if the Thoroughfare Plan proposes a road connecting from I35E to Longbranch Road and Mr. Gaertner explained that proposal was approved with the Thoroughfare Master Plan and the current proposed amendments does not change that. Mr. Tryon noted he is not in favor of the changes occurring in Ellis County.

Chairman Keeler acknowledged it is not easy to transition from rural to urban.

Mr. Chris Nowels, 3871 Black Champ Road, Waxahachie, clarified the changes to the plan near his properties. Mr. Gaertner noted the amendments to the area are following the property lines.

There being no others to speak for or against the update of the Thoroughfare Plan (an amendment of the Comprehensive Plan), Chairman Keeler closed the Public Hearing.

16. Consider recommendation of update to the Thoroughfare Plan (an Amendment of the Comprehensive Plan).

Action:

*Mr. Jim Phillips moved to approve the update of the Thoroughfare Plan (an Amendment of the Comprehensive Plan) as presented. Ms. Bonney Ramsey seconded, **All Ayes.***

17. Public Comments

None

18. Adjourn

There being no further business, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary