

Planning and Zoning Commission
February 12, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 12, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins
Erik Test

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
James Gaertner, City Engineer
Tommy Ludwig, Assistant City Manager
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 January 29, 2019
- b. Minutes of the Planning and Zoning Commission briefing of January 29, 2019

Action:

Ms. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

4. **Continue Public Hearing on a request by Alan Lauhoff, Atlas Associates, Inc., for a Zoning Change from a Single Family-2 zoning district to Planned Development-Single Family-3 and General Retail, with Concept Plan, located South of Blue Bonnet Trails Phases 1 & 2 being 290 B B DAVIS 9.31 AC and 290 B B DAVIS 40.469 ACRES (Property ID 264992 and 182275) - Owner: BLUE BONNET TRAILS LLC (PD-18-0119)**

Chairman Keeler announced the applicant withdrew case PD-18-0119 until further notice.

5. **Consider recommendation of Zoning Change No. PD-18-0119**

Action:

None. Applicant withdrew the case.

- 6. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Replat of Lot 3A, Block 184, Town Addition, to create Lots 1 through 9, Block A, Wyatt Heights, 2.512 acres (Property ID 270088) – Owner: GRANTAVA INC (RP-19-0003)**

Senior Planner Colby Collins reviewed RP-19-0003 noting staff recommended approval per the following comments:

1. Formatting issues remain outstanding.
2. Drainage must be towards the street, not lot to lot.

Action:

Mr. Jim Phillips moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Replat of Lot 3A, Block 184, Town Addition, to create Lots 1 through 9, Block A, Wyatt Heights, 2.512 acres (Property ID 270088) – Owner: GRANTAVA INC (RP-19-0003), subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

- 7. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Preliminary Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (PP-19-0004)**

Mr. Collins reviewed PP-19-0004 noting staff recommended approval per the following comments:

1. Formatting issues remain outstanding.
2. Dunaway Street should be a fifty (50) foot ROW. Dedication is required.

Action:

Mr. David Hudgins moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Preliminary Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (PP-19-0004), subject to Staff Comments. Ms. Bonney Ramsey seconded, All Ayes.

- 8. Consider request by Robert C. Morgan, Grantava Holdings LLC, for a Final Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (FP-19-0005)**

Mr. Collins reviewed FP-19-0005 noting staff recommended approval per the following comments:

1. Formatting issues remain outstanding.
2. Dunaway Street should be a fifty (50) foot ROW. Dedication is required.
3. Fees must be paid and infrastructure installed before the plat is filed.

Action:

Ms. Bonney Ramsey moved to approve a request by Robert C. Morgan, Grantava Holdings LLC, for a Final Plat of Morgan Estate for 1 lot, being 2.566 acres situated in the J.C. Armstrong Survey, Abstract 6 (Property ID 179112) – Owner: GRANTAVA INC (FP-19-0005), subject to Staff Comments. Mr. Erik Test seconded, All Ayes.

- 9. Public Hearing on a request by Isabel Bewley for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3016 Coventry Lane (Property ID 205613) – Owner: ISABEL C BEWLEY (SU-19-0007)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed SU-19-0007 noting staff recommended approval as presented.

There being no others to speak for or against SU-19-0007, Chairman Keeler closed the Public Hearing.

- 10. Consider recommendation of Zoning Change No. SU-19-0007**

Action:

Mr. Erik Test moved to approve a request by Isabel Bewley for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Planned Development-43-Single Family-3 zoning district, located at 3016 Coventry Lane (Property ID 205613) – Owner: ISABEL C BEWLEY (SU-19-0007). Ms. Bonney Ramsey seconded, All Ayes.

- 11. Consider request by James R. Henry for a Preliminary Plat of Crooked Creek Farms for 3 lots, being 94.996 acres situated in the S.M. Durrett Survey, Abstract 272 (Property IDs 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (PP-19-0002)**

Mr. Collins reviewed PP-19-0002 noting staff recommended approval per the following comments:

1. Establish a private easement for access and utilities that may be utilized by the city for meter reading and maintenance that addresses access for the lots and contains the private water line.
2. Water must be provided with a separate meter to each lot prior to the plat being filed.

Action:

Mr. Jim Phillips moved to approve a request by James R. Henry for a Preliminary Plat of Crooked Creek Farms for 3 lots, being 94.996 acres situated in the S.M. Durrett Survey, Abstract 272 (Property IDs 257995 and 182121) – Owner: JAMES R HENRY and LINDA S OSBORN (PP-19-0002), subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

12. Public Hearing on a request by James R. Henry for a Zoning Change from a Future Development zoning district to Planned Development-Future Development, with Concept Plan, located at 2801 Howard Road (Property IDs 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (PD-19-0001)

Chairman Keeler opened the Public Hearing.

Mr. Collins reviewed the following concerns for PD-19-0001 noting staff requested additional consideration:

1. Staff believes that creating a Planned Development could potentially limit the maximum use of the property, and is not necessary to meet the request of the applicant.
2. This request functionally only memorializes the continued use of the existing gravel driveway which would not be impacted by the development of the lots.

Mr. James Henry, 2801 Howard Road, Waxahachie, explained the reasons he requested a PD for the property. He noted he wanted to maintain the integrity of the memorandum signed in 2008 with the city.

There being no others to speak for or against PD-19-0001, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. PD-19-0001

Action:

Mr. Jim Phillips moved to approve a request by James R. Henry for a Zoning Change from a Future Development zoning district to Planned Development-Future Development, with Concept Plan, located at 2801 Howard Road (Property IDs 257995 and 182121) - Owner: JAMES R HENRY and LINDA S OSBORN (PD-19-0001) with the gravel driveway to remain and Lot Number 3 to be a minimum of 350 feet deep. Mr. David Hudgins seconded, All Ayes.

14. Public Comments

Mr. Jim Phillips thanked city staff for their work on Emory Lakes.

15. Adjourn

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

Respectfully submitted,

Amber Villarreal
Assistant City Secretary