

Planning and Zoning Commission
October 29, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, October 29, 2019 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman
 Betty Square Coleman
 Bonney Ramsey
 Jim Phillips
 Erik Test

Members Absent: Rick Keeler, Chairman
 David Hudgins

Others Present: Shon Brooks, Director of Planning
 Chris Webb, Planner
 James Gaertner, Director of Public Works & Engineering
 Amber Villarreal, Acting City Secretary

Others Absent: Mary Lou Shipley, Council Representative

- 1. Call to Order**
- 2. Invocation**

Vice Chairman Melissa Ballard called the meeting to order and Mr. Jim Phillips gave the invocation.

- 3. Reorganize the Commission**

The Planning & Zoning Commission will reorganize at the November 12, 2019 meeting.

- 4. Public Comments**

None

- 5. Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of October 15, 2019
- b. Minutes of the Planning and Zoning Commission briefing of October 15, 2019

Action:

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

- 6. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124)**

Vice Chairman Ballard opened the Public Hearing.

Planner Chris Webb announced the applicant requested to continue the Public Hearing to the November 12, 2019 meeting.

Ms. Betty Square Coleman asked what the applicant is requesting and Planning Director Shon Brooks explained the applicant is proposing a single family development with zero lot line patio homes.

7. Consider recommendation of Zoning Change No. PD-19-0124

Action:

Mr. Jim Phillips moved to continue a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3 and Multiple Family-1 zoning district to Planned Development-Single-Family Residential-3 and Planned Development-Two Family Residential, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) - Owner: WAXAHACHIE ISD (PD-19-0124) to the November 12, 2019 Planning & Zoning Commission meeting. Ms. Betty Square Coleman seconded, All Ayes.

8. Consider request by Liliana Sandoval for a Plat of Fuentes Ranch for 1 lot being 1.154 acres situated in the CH Hurst Survey, Abstract 456 (Property ID 138921) in the Extra Territorial Jurisdiction - Owner: CARLOS FUENTES-HERNANDEZ AND LILIANA SANDOVAL (PL-19-0120)

Mr. Webb reviewed the case explaining the applicant requested approval to plat one lot to construct a single-family residence. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Liliana Sandoval for a Plat of Fuentes Ranch for 1 lot being 1.154 acres situated in the CH Hurst Survey, Abstract 456 (Property ID 138921) in the Extra Territorial Jurisdiction - Owner: CARLOS FUENTES-HERNANDEZ AND LILIANA SANDOVAL (PL-19-0120). Mr. Erik Test seconded, All Ayes.

9. Consider request by Hal Barrix, Harlan Properties, Inc., for a Final Plat of Oxford Ranch Two, Phase 2, for 48 lots being 69.645 acres situated in the T. Cassidy Survey, Abstract 225 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction - Owner: HARLAN PROPERTIES INC (FP-19-0125)

Mr. Webb reviewed the case explaining the applicant requested final plat approval for the second phase of Oxford Ranch subdivision. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Hal Barrix, Harlan Properties, Inc., for a Final Plat of Oxford Ranch Two, Phase 2, for 48 lots being 69.645 acres situated in the T. Cassidy

Survey, Abstract 225 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction - Owner: HARLAN PROPERTIES INC (FP-19-0125). Ms. Bonney Ramsey seconded, All Ayes.

- 10. Consider request by Kim Tucker, Greatwood Development, for a Plat of Savannah Oaks for 7 lots being 10.987 acres situated in the J. Barker Survey, Abstract 40 (Property ID 205300) in the Extra Territorial Jurisdiction - Owner: GREATWOOD DEVELOPMENT LLC (PL-19-0127)**

Mr. Webb reviewed the case explaining the applicant intends to plat the current lot into five (5) individual lots for the development of single-family residences. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Kim Tucker, Greatwood Development, for a Plat of Savannah Oaks for 5 lots being 10.987 acres situated in the J. Barker Survey, Abstract 40 (Property ID 205300) in the Extra Territorial Jurisdiction - Owner: GREATWOOD DEVELOPMENT LLC (PL-19-0127). Mr. Erik Test seconded, All Ayes.

- 11. Consider request by Terry Nay, DVN Holdings LTD, for a Final Plat of Waxahachie Car Wash for 1 lot being 0.6584 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 273691) - Owner: DVN HOLDINGS LTD (FP-19-0128)**

Mr. Webb reviewed the case explaining the applicant is completing the final plat for the development of a car wash on the property. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Erik Test moved to approve a request by Terry Nay, DVN Holdings LTD, for a Final Plat of Waxahachie Car Wash for 1 lot being 0.6584 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 273691) - Owner: DVN HOLDINGS LTD (FP-19-0128). Mr. Jim Phillips seconded, All Ayes.

- 12. Consider request by Matthew Martinez, JPH Land Surveying, for a Final Plat of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in the William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) - Owner: VAQUERO KIRKSEY STREET PARTNERS LP (FP-19-0126)**

Mr. Webb reviewed the case explaining the applicant is combining two (2) lots for development of a convenience store with gasoline sales. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Ms. Bonney Ramsey moved to approve a request by Matthew Martinez, JPH Land Surveying, for a Final Plat of Chapman Acres Subdivision for 1 lot being 0.973 acres situated in the William Baskins Survey, Abstract 148 (Property ID 180816 and 180826) - Owner: VAQUERO KIRKSEY STREET PARTNERS LP (FP-19-0126). Mr. Jim Phillips seconded, All Ayes.

- 13. Consider request by Bryan Connally, CBG Surveying Texas LLC, for a Replat of Lots 4-9, Block 183 and Lots 2A, 2B, and 3, Block 184 of New Town Heights Addition, to create Lots 1-4, Block A, Wyatt-Peters Addition, 2.085 acres (Property ID 174824, 171431, and 171433) – Owner: APRACE INVESTMENTS LLC (RP-19-0123)**

Mr. Webb reviewed the case explaining the applicant is replatting twelve (12) existing lots into four (4) larger lots for future single-family residences. He noted the applicant met all comments and staff recommended approval as presented.

Ms. Coleman thanked the applicant for changing to larger lot sizes. She expressed her concern with traffic congestion and on-street parking in the high traffic area.

Mr. Pedro Rodriguez, 1050 Pierce Road, Red Oak, Texas, explained he is replatting the existing twelve lots to four lots to allow for larger homes to be built. He noted the access point will be from Peters Street.

Action:

Ms. Betty Square Coleman moved to approve a request by Bryan Connally, CBG Surveying Texas LLC, for a Replat of Lots 4-9, Block 183 and Lots 2A, 2B, and 3, Block 184 of New Town Heights Addition, to create Lots 1-4, Block A, Wyatt-Peters Addition, 2.085 acres (Property ID 174824, 171431, and 171433) – Owner: APRACE INVESTMENTS LLC (RP-19-0123). Mr. Erik Test seconded, All Ayes.

- 14. Consider request by Timothy Lyons, Lyons American Securities, Inc., for a Plat of The Village Apartments for 1 lot being 16.93 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 138302 and 227073) - Owner: LYONS AMERICAN SECURITIES INC (PL-19-0113)**

Mr. Webb reviewed the case explaining the applicant is platting six (6) lots for mixed-use development to include 225 dwelling units for The Village Apartments. He noted the applicant met all comments and staff recommended approval as presented.

Action:

Mr. Jim Phillips moved to approve a request by Timothy Lyons, Lyons American Securities, Inc., for a Plat of The Village Apartments for 6 lots being 16.93 acres situated in the Robert Russell Survey, Abstract 911 (Property ID 138302 and 227073) - Owner: LYONS AMERICAN SECURITIES INC (PL-19-0113). Ms. Betty Square Coleman seconded, All Ayes.

- 15. Adjourn**

There being no further business, the meeting adjourned at 7:22 p.m.

Respectfully submitted,

Amber Villarreal
Acting City Secretary