

Planning and Zoning Commission  
November 19, 2019

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, November 19, 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  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
Amber Villarreal, Acting 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 November 12, 2019
- b. Minutes of the Planning and Zoning Commission briefing of November 12, 2019

**Action:**

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

5. **Public Hearing on a request by Brian Shaw, Blue Bonnet Trail LLC, for a Zoning Change from a Planned Development-11-Multiple Family-1 zoning district to Planned Development-Multiple Family-1, with Concept Plan, located at the SW corner of Northgate Drive at Stadium Drive (Property ID 239255) - Owner: Blue Bonnet Trail LLC (PD-19-0135)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue PD-19-0135 to the December 10, 2019 Planning and Zoning Commission meeting.

6. **Consider recommendation of Zoning Change No. PD-19-0135**

**Action:**

*Mr. David Hudgins moved to continue a Public Hearing on a request by Brian Shaw, Blue Bonnet Trail LLC, for a Zoning Change from a Planned Development-11-Multiple Family-1 zoning district to Planned Development-Multiple Family-1, with Concept Plan, located at the SW corner of Northgate Drive at Stadium Drive (Property ID 239255) - Owner: Blue Bonnet Trail LLC (PD-19-0135) to the December 10, 2019 Planning & Zoning Commission meeting. Mr. Jim Phillips seconded, All Ayes.*

- 7. Consider request by John Ed Justice, BKG Legacy Ranch 1 LLC, for a Replat of Lots 2 and 3, Block A, Legacy Ranch Phase One, to create Lots 2R-A, 2R-B, 3R-A and 3R-B Block A, Legacy Ranch Phase One, 2.540 acres (Property ID 267510 and 267509) – Owner: BKG Legacy Ranch 1 LLC (RP-19-0136)**

Planner Chris Webb reviewed RP-19-0136 noting the applicant is requesting a replat to divide property into four lots to allow for more storefronts for businesses and staff recommended approval as presented.

**Action:**

*Mr. Jim Phillips moved to approve a request by John Ed Justice, BKG Legacy Ranch 1 LLC, for a Replat of Lots 2 and 3, Block A, Legacy Ranch Phase One, to create Lots 2R-A, 2R-B, 3R-A and 3R-B Block A, Legacy Ranch Phase One, 2.540 acres (Property ID 267510 and 267509) – Owner: BKG Legacy Ranch 1 LLC (RP-19-0136). Ms. Bonney Ramsey seconded, All Ayes.*

- 8. Consider request by Ricardo Doi, Pettitt & Associates, for a Replat of Springside Estates Phase 1 to re-configure the easements along the dedicated Rights of Way, 88.651 acres (Property ID 273522, 273517, 273563, 273568, 273554, 273544, 273540, 273549, 273552, 273570, 273518, 273547, 273532, 273539, 273527, 273546, 273560, 273537, 273542, 273565, 273551, 273536, 273525, 273553, 273579, 273528, 273529, 273548, 273533, 273557, 273581, 273573, 273523, 273531, 273555, 273530, 273564, 273558, 273574, 273521, 273541, 273534, 273567, 273571, 273543, 273566, 273580, 273524, 273516, 273519, 273572, 273561, 273556, 273526, 273550, 273569, 273535, 273520, 273538 and 273559) in the Extra Territorial Jurisdiction - Owner: AKP Stillwater Partnership (RP-19-0138)**

Mr. Webb reviewed RP-19-0138 noting the applicant is requesting a replat to update utility easements running through a portion of the property and to update location for monument signs. Staff recommended approval as presented.

**Action:**

*Mr. Jim Phillips moved to approve a request by Ricardo Doi, Pettitt & Associates, for a Replat of Springside Estates Phase 1 to re-configure the easements along the dedicated Rights of Way, 88.651 acres (Property ID 273522, 273517, 273563, 273568, 273554, 273544, 273540, 273549, 273552, 273570, 273518, 273547, 273532, 273539, 273527, 273546, 273560, 273537, 273542, 273565, 273551, 273536, 273525, 273553, 273579, 273528, 273529, 273548, 273533, 273557, 273581, 273573, 273523, 273531, 273555, 273530, 273564, 273558, 273574, 273521, 273541, 273534, 273567, 273571, 273543, 273566, 273580, 273524, 273516, 273519, 273572, 273561, 273556, 273526, 273550, 273569, 273535, 273520, 273538 and 273559) in the Extra Territorial*

*Jurisdiction - Owner: AKP Stillwater Partnership (RP-19-0138). Mr. David Hudgins seconded, All Ayes.*

- 9. Consider request by Adam C Ridgway for a Plat of Ridgway Addition for 1 lot being 2.052 acres situated in the James Barker Survey, Abstract 40 (Property ID 179527) in the Extra Territorial Jurisdiction - Owner: Nelson C Ridgway (PL-19-0134)**

Mr. Webb reviewed PL-19-0134 noting the applicant is requesting a plat to create a 2.000 acre tract of property from an existing 18.815 acres and leaving a remainder of 16.763 acres. Staff recommended approval as presented.

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Adam C Ridgway for a Plat of Ridgway Addition for 1 lot being 2.052 acres situated in the James Barker Survey, Abstract 40 (Property ID 179527) in the Extra Territorial Jurisdiction - Owner: Nelson C Ridgway (PL-19-0134). Mr. Erik Test seconded, All Ayes.*

- 10. Public Hearing on a request by Brandon Edgley, Sunrpo Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 227 Equestrian Drive (Property ID 236368) – Owner: Christina and Dan R Orona III (SU-19-0137)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reviewed SU-19-0137 noting the applicant is requesting the use of residential solar panels and staff recommended approval as presented.

There being no others to speak for or against SU-19-0137, Chairman Keeler closed the Public Hearing.

- 11. Consider recommendation of Zoning Change No. SU-19-0137**

**Action:**

*Mr. David Hudgins moved to approve a request by Brandon Edgley, Sunrpo Solar, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-2 zoning district, located at 227 Equestrian Drive (Property ID 236368) – Owner: Christina and Dan R Orona III (SU-19-0137). Mr. Erik Test seconded, All Ayes.*

- 12. Public Hearing on a request by Toby Fitzgerald, Bulldog Electrical Contractors, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-3 zoning district, located at 204 Frierson (Property ID 171323) – Owner: Stephen D Hale & Sherayah Dillaha (SU-19-0139)**

Chairman Keeler opened the Public Hearing.

Mr. Webb reviewed SU-19-0139 noting the applicant is requesting the use of residential solar panels and staff recommended approval as presented.

There being no others to speak for or against SU-19-0139, Chairman Keeler closed the Public Hearing.

**13. Consider recommendation of Zoning Change No. SU-19-0139**

**Action:**

*Mr. Erik Test moved to approve a request by Toby Fitzgerald, Bulldog Electrical Contractors, for a Specific Use Permit (SUP) for Rooftop Solar Panel System use within a Single Family-3 zoning district, located at 204 Frierson (Property ID 171323) – Owner: Stephen D Hale & Sherayah Dillaha (SU-19-0139). Ms. Bonney Ramsey seconded, **All Ayes.***

**14. Adjourn**

There being no further business, the meeting adjourned at 7:08 p.m.

Respectfully submitted,

Amber Villarreal  
Acting City Secretary