

Planning and Zoning Commission
March 10, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, March 10, 2020 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
Jim Phillips
David Hudgins
Erik Test

Member Absent: Melissa Ballard, Vice Chairman

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Lori Cartwright, City Secretary
Mary Lou Shipley, Council Representative

Others Absent: Tommy Ludwig, Assistant City Manager

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 February 25, 2020
- b. Minutes of the Planning and Zoning Commission briefing of February 25, 2020

Action:

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

5. **Consider request by Christina Altman for a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being 29.378 acres (Property ID 199197) in the Extra Territorial Jurisdiction – Owner: Russell C and Christina A Altman (SUB-000010-2020)**

Planner Chris Webb, reported the applicant request a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, being just over 29 acres located in the Extra Territorial Jurisdiction. He stated Staff received a water utility provider letter from Rockett SUD stating that adequate domestic flow was available. Mr. Webb stated the fire flow is adequate for this area.

Action:

Mr. Jim Phillips moved to approve a request by Christina Altman for a Replat of Tract 3, Whispering Meadows, to create Tracts 3A and 3B, Whispering Meadows, being 29.378 acres (Property ID 199197) in the Extra Territorial Jurisdiction – Owner: Russell C and Christina A Altman (SUB-000010-2020). Mr. David Hudgins seconded, All Ayes.

- 6. Consider request by Wes Dorough, JH Development, for a Plat of Vista Way and Washington Avenue being 3.754 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property IDs 262135 and 262138) - Owner: JHH North Grove Development LLC (SUB-000014-2020)**

Mr. Webb stated the applicant is requesting the city accept a plat for a street within the North Grove Development. He stated the entry area will have two (2) berms as well as a seven foot (7') monument. Landscaping meets the city's requirements and staff recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Wes Dorough, JH Development, for a Plat of Vista Way and Washington Avenue being 3.754 acres situated in the Henry Sange Survey, Abstract 1009 and the Robert Russell Survey, Abstract 911 (Property IDs 262135 and 262138) - Owner: JHH North Grove Development LLC (SUB-000014-2020). Ms. Betty Square Coleman seconded, All Ayes.

- 7. Public Hearing on a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966) – Owner: Soon & Earl Beverly (ZDC-000013-2020)**

Chairman Keeler opened the Public Hearing.

Senior Planner Colby Collins reported the applicant is requesting approval to construct a 2,425 square foot accessory structure in the rear of a single family zoned property. The applicant intends to use the accessory structure as a garage, exercise room, wood workshop, and storage space.

Those who spoke for ZDC-000013-2020:

Mr. Don Merchant, 166 Horseshoe Bend, Waxahachie

There being no others to speak for or against ZDC-000013-2020, Chairman Keeler closed the Public Hearing.

- 8. Consider recommendation of Zoning Change No. ZDC-000013-2020**

Action:

Ms. Bonney Ramsey moved to approve a request by Don Merchant, DC Texas Construction LLC, for a Specific Use Permit (SUP) for Accessory Building (Residential), greater than or equal to 700 SF use within a Future Development zoning district located at 2855 FM 877 (Property ID 138966)

– Owner: Soon & Earl Beverly (ZDC-000013-2020) subject to staff comments. Ms. Betty Square Coleman seconded, *All Ayes*.

9. **Continue Public Hearing on a request by Michael Martin, Bannister Engineering, for a Zoning Change from a Light Industrial-1 and Heavy Industrial to Planned Development-General Retail and Planned Development-Multi Family-2, with Concept Plan, located SW of Butcher Road at N Highway 77 (Property ID 189377, 189370, and 239005) - Owner: DMJ Properties LTD, Saldena Properties LP, and Citizens National Bank in Waxahachie (PD-19-0175)**

Chairman Keeler announced the applicant withdrew PD-19-0175.

10. **Consider recommendation of Zoning Change No. PD-19-0175**

No Action

11. **Adjourn**

There being no further business, the meeting adjourned at 7:11 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary