

Planning and Zoning Commission
April 28, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, April 28, 2020 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
Melissa Ballard, Vice Chairman (via teleconference)
Betty Square Coleman (via teleconference)

Others Present: Shon Brooks, Director of Planning
Colby Collins, Senior Planner
Tommy Ludwig, Assistant City Manager
Lori Cartwright, 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 April 14, 2020

Action:

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

4. **Consider request by Jesus H. Sigala, for a Plat of Sigala Addition for 2 residential lots being 5.390 acres situated in the W.C. Calder Survey, Abstract 235 and the S.C. White Survey 1249 (Property ID 181796) in the Extra Territorial Jurisdiction – Owner: Jesus H. Sigala and Johanna H. Sigala, LTD (SUB-000046-2020)**

Mr. Colby Collins reported the applicant is requesting for a plat that will divide the original lot into 2 separate lots, both for residential use. He reported water flow is available and recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Jesus H. Sigala, for a Plat of Sigala Addition for 2 residential lots being 5.390 acres situated in the W.C. Calder Survey, Abstract 235 and the S.C. White Survey 1249 (Property ID 181796) in the Extra Territorial Jurisdiction – Owner: Jesus H. Sigala and Johanna H. Sigala, LTD (SUB-000046-2020). Mr. Erik Test seconded, All Ayes.

5. **Consider request by William and Rebecca Lockridge for a Plat of Lockridge Manor for 1 residential lot being 1.203 acres situated in the W. Stewart Survey, Abstract 956**

(Property ID 190521) situated in the Extra Territorial Jurisdiction – Owner: William and Rebecca Lockridge (SUB-000049-2020)

Mr. Collins reported the applicant is platting the property for residential use. He recommended approval.

Action:

Mr. David Hudgins moved to approve a request by William and Rebecca Lockridge for a Plat of Lockridge Manor for 1 residential lot being 1.203 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190521) situated in the Extra Territorial Jurisdiction – Owner: William and Rebecca Lockridge (SUB-000049-2020). Mrs. Bonney Ramsey seconded, All Ayes.

6. Public Hearing on a request by Michael McCorkle for a Replat of Lots 20, 21, and 58, Pecan Valley, to create Lot 20R, Pecan Valley, 3.149 Acres (Property ID 201951) – Owner: Michael McCorkle (SUB-000045-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant is requesting a replat that would merge three (3) lots into one (1) lot in order for the applicant to construct a single family residence. Staff received one (1) letter of support.

There being no others to speak for or against SUB-000045-2020, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of SUB-000045-2020

Action:

Mrs. Bonney Ramsey moved to approve a request by Michael McCorkle for a Replat of Lots 20, 21, and 58, Pecan Valley, to create Lot 20R, Pecan Valley, 3.149 Acres (Property ID 201951) – Owner: Michael McCorkle (SUB-000045-2020). Mr. David Hudgins seconded, All Ayes.

8. Consider request by Monty Nixon, Summit Surveying, for a Replat of the remainder of Lot 1, Block 2 and the remainder of Block 2 Interstate Industrial Park, to create Lot 2, Lot 3, and Lot 4, Block 2, 66 Crossing, 40.063 acres (Property ID 174460) – Owner: Mike Lyle, DML Land, LLC (SUB-000053-2020)

Mr. Collins reported the applicant is requesting replat to allow for Commercial and General Retail Development.

Action:

Mr. Erik Test moved to approve a request by Monty Nixon, Summit Surveying, for a Replat of the remainder of Lot 1, Block 2 and the remainder of Block 2 Interstate Industrial Park, to create Lot 2, Lot 3, and Lot 4, Block 2, 66 Crossing, 40.063 acres (Property ID 174460) – Owner: Mike Lyle, DML Land, LLC (SUB-000053-2020). Mr. David Hudgins seconded, All Ayes.

- 9. Consider request by Cypress Creek Waxahachie LP for a Plat of Cypress Creek Apartment Homes at Waxahachie for 2 lots, being 13.48 acres situated in the J.B. & Ann Adams Survey, Abstract 5 and the John Gooch Survey, Abstract 393 (Property ID 184249) – Owner: Ladd Vien, Ameritai Partnership (SUB-000050-2020)**

Mr. Collins reported applicant is platting the property to allow for a multi-family development that conforms to the Planned Development that was approved by City Council in January 2020.

Action:

Mr. David Hudgins moved to approve a request by Cypress Creek Waxahachie LP for a Plat of Cypress Creek Apartment Homes at Waxahachie for 2 lots, being 13.48 acres situated in the J.B. & Ann Adams Survey, Abstract 5 and the John Gooch Survey, Abstract 393 (Property ID 184249) – Owner: Ladd Vien, Ameritai Partnership (SUB-000050-2020). Mrs. Bonney Ramsey seconded, All Ayes.

- 10. Public Hearing on a request by Kevin Patel, Triangle Engineering, for a detailed Site Plan review for a proposed Hotel development within a Planned Development zoning district, located at the SW corner of Rae Boulevard and John Arden Drive (Property ID 208656) – AKSHAR 4 LLC (ZDC-000048-2020)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported the applicant proposes to construct a four story hotel with 102 rooms. He recommended approval per the following staff comments:

- Development Agreement
- Extended Stay hotels are restricted to a maximum of thirty (30) days, per zoning Ordinance
- Applicant must be compliant with Section 5.11 “Hotel Standards” of the Zoning Ordinance

The Commission expressed concern with the size of the pool being 600 square feet and expressed concern that there is not a board room.

Mr. Kevin Patel, Triangle Engineering, stated the pool size is standard for Hilton properties. He stated in lieu of the board room is a mix use of a gathering room that functions as a breakfast area and soft seating for gatherings.

There being no others to speak for or against ZDC-000048-2020, Chairman Keeler closed the Public Hearing.

- 11. Consider recommendation of ZDC-000048-2020**

Action:

Mr. Jim Phillips moved to approve a request by Kevin Patel, Triangle Engineering, for a detailed Site Plan review for a proposed Hotel development within a Planned Development zoning district, located at the SW corner of Rae Boulevard and John Arden Drive (Property ID 208656) – AKSHAR 4 LLC (ZDC-000048-2020) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

12. Public Hearing on a request by Dalton Bradbury, Acker Construction, for a Specific Use Permit (SUP) for a Drive Through Establishment use within a General Retail zoning district, located at the corner of Corporate Parkway and U.S. N Highway 77 (Property ID 273975) – Owner: ROUX PROPERTIES LLC (ZDC-000052-2020)

Chairman Keeler opened the Public Hearing.

Mr. Collins reported in November 2019 the applicant received a permit to construction a 5,000 square foot retail strip center within the North Grove development. It was determined that a Specific Use Permit was required for the development due to a drive through being proposed. Staff suggests that sidewalks be provided along all four sides of the development. Discussion was held and the Commission determined that sidewalks are not needed on the Highway 77 side.

There being no others to speak for or against ZDC-000052-2020, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of ZDC-000052-2020

Action:

Mr. David Hudgins moved to approve a request by Dalton Bradbury, Acker Construction, for a Specific Use Permit (SUP) for a Drive Through Establishment use within a General Retail zoning district, located at the corner of Corporate Parkway and U.S. N Highway 77 (Property ID 273975) – Owner: ROUX PROPERTIES LLC (ZDC-000052-2020) with sidewalks on three (3) sides. Mr. Erik Test seconded. The vote was as follows:

*Ayes: Rick Keeler
Melissa Ballard
Betty Square Coleman
Bonney Ramsey
David Hudgins
Erik Test*

Noes: Jim Phillips

The motion carried.

14. Adjourn

There being no further business, the meeting adjourned at 7:59 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary