

Planning and Zoning Commission
June 9, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 9, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX

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

Others Present: Shon Brooks, Director of Planning
Chris Webb, Planner
Macey Martinez, Graduate Engineer
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. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of May 26, 2020

Action:

Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Vice Chairman Melissa Ballard seconded, All Ayes.

5. **Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020)**

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue SP-75-2020 to the Planning and Zoning Commission meeting of June 23, 2020.

6. **Consider recommendation of Zoning Change No. SP-75-2020**

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Josh Millsap, KFM Engineering & Design, for a detailed Site Plan review for a proposed Subdivision development, Dove Hollow, within a Planned Development zoning district, located adjacent to and south of Grove Creek Rd (Property ID 192636, 192643, 192639, 192645) – Owner: CEH 212 LP (SP-75-2020) to the Planning and Zoning Commission meeting of June 23, 2020. Ms. Betty Square Coleman seconded, All Ayes.

- 7. Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 1 for 63 residential lots and 8 open space lots, being 24.337 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138, 269439) – Owner: JHH The Enclave Development, LLC (SUB-65-2020)**

Mr. Chris Webb, Planner, stated all comments have been addressed and Staff recommends approval.

Action:

Mrs. Bonney Ramsey moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 1 for 63 residential lots and 8 open space lots, being 24.337 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138, 269439) – Owner: JHH The Enclave Development, LLC (SUB-65-2020). Mr. Erik Test seconded, All Ayes.

- 8. Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 2 for 59 residential lots and 3 open space lots, being 20.615 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-66-2020)**

Mr. Webb reported the three additional lots are HOA spaces. He stated the Final Plat meets staff requirements and recommended approval.

Action:

Mr. David Hudgins moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Enclave Ph. 2 for 59 residential lots and 3 open space lots, being 20.615 acres situated in the Henry Sange Survey, Abstract 1009 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-66-2020). Ms. Betty Square Coleman seconded, All Ayes.

- 9. Consider request by Wes Dorough, JH Development, LLC for a Final Plat of The Estates of North Grove Ph. 2 for 72 residential lots and 1 open space lots, being 18.567 acres situated in the Henry Sange Survey, Abstract 1009, John B. Adams & Ann Adams Survey, Abstract 5, and the Robert Russell Survey, Abstract 911 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-67-2020)**

Mr. Webb reported the Final Plat meets the Planned Development requirements and recommended approval.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Wes Dorough, JH Development, LLC for a Final Plat of The Estates of North Grove Ph. 2 for 72 residential lots and 1 open space lots, being 18.567 acres situated in the Henry Sange Survey, Abstract 1009, John B. Adams & Ann Adams Survey, Abstract 5, and the Robert Russell Survey, Abstract 911 (Property ID 262135, 262138) – Owner: JHH The Enclave Development, LLC (SUB-67-2020). Mrs. Bonney Ramsey seconded, All Ayes.

- 10. Continue Public Hearing on a request by the City of Waxahachie to consider revoking, amending, or renewing a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020)**

Chairman Keeler continued the Public Hearing.

Director of Planning Shon Brooks presented a Specific Use Permit revoking Ordinance 2616.

Those who spoke for ZDC-000007-2020:

Mr. Benjie Smith, Owner

There being no others to speak for or against ZDC-000007-2020, Chairman Keeler closed the Public Hearing.

- 11. Consider recommendation of Zoning Change No. ZDC-000007-2020**

Action:

Vice Chairman Melissa Ballard moved to approve a request by the City of Waxahachie to consider revoking, amending, or renewing a Specific Use Permit (Ordinance 2616) at 500 Brown Industrial which allows for the use of metal granulators and crushers for the reclamation of vehicles, parts of vehicles, and other materials to be processed. (ZDC-000007-2020). Ms. Betty Square Coleman seconded, All Ayes.

- 12. Adjourn**

There being no further business, the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary