

Planning and Zoning Commission
June 23, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, June 23, 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
Erik Test

Member Absent: David Hudgins

Others Present: Shon Brooks, Director of Planning
Chris Webb, Planner
Macey Martinez, Graduate Engineer
Tommy Ludwig, Assistant City Manager
Amber Villarreal, Assistant 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 June 9, 2020
- b. Minutes of the Planning & Zoning Commission briefing of June 9, 2020

Action:

Vice Chairman Melissa Ballard moved to approve items a. and b. on the Consent Agenda. Ms. Bonney Ramsey seconded, All Ayes.

5. **Continue 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 continued the Public Hearing and announced the applicant requested to continue SP-75-2020 to the July 14, 2020 Planning & Zoning Commission meeting.

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

Action:

Ms. Bonney Ramsey 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 July 14, 2020 Planning & Zoning Commission meeting. Mr. Erik Test seconded, All Ayes.

7. Public Hearing on a request by Ryan Combs, Gardner Capital, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-77-2020)

Chairman Keeler opened the Public Hearing and announced the applicant requested to continue ZDC-77-2020 to the July 28, 2020 Planning & Zoning Commission meeting.

8. Consider recommendation of Zoning Change No. ZDC-77-2020

Action:

Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Ryan Combs, Gardner Capital, for a Zoning Change from a Single Family-3 zoning district to Planned Development-Multiple Family-2, with Concept Plan, located at the Southeast corner of Parks School House Road and East Main Street (Property ID 138271) - Owner: STARPEACH TEXAS LP (ZDC-77-2020) to the July 28, 2020 Planning & Zoning Commission meeting. Mr. Erik Test seconded, All Ayes.

9. Consider request by Robert Erisman, J & K Excavation, LLC, for a Final Plat of Cross Fence at Oak Vista for 175 lots, being 248.575 acres situated in S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, D.M. McNeil Survey, Abstract 717 (Property ID 183375 and 188040) in the Extra Territorial Jurisdiction – Owner: Cross Fence Development, LLC (SUB-78-2020)

Planner Chris Webb presented the case for SUB-78-2020 explaining the applicant is requesting to plat this lot into 173 residential lots and 2 open space lots and staff recommended approval as presented.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Robert Erisman, J & K Excavation, LLC, for a Final Plat of Cross Fence at Oak Vista for 175 lots, being 248.575 acres situated in S.B. Orton Survey, Abstract 813, J. Fifer Survey, Abstract 352, D.M. McNeil Survey, Abstract 717 (Property ID 183375 and 188040) in the Extra Territorial Jurisdiction – Owner: Cross Fence Development, LLC (SUB-78-2020) as presented. Ms. Bonney Ramsey seconded, All Ayes.

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10. Adjourn

There being no further business, the meeting adjourned at 7:07 p.m.

Respectfully submitted,

Amber Villarreal

Assistant City Secretary