

Planning and Zoning Commission  
July 28, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 28, 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  
Colby Collins, Senior Planner  
Chris Webb, Planner  
Macey Martinez, Graduate Engineer  
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 July 14, 2020
- b. Minutes of the Planning and Zoning Commission briefing of July 14, 2020

Chairman Keeler referenced in the Minutes of the regular that Vice Chairman Melissa Ballard was present at the July 14, 2020 meeting and she was absent. He referenced the vote on Zoning Change ZDC-84-2020 reflected he voted yes and he stated he voted no.

**Action:**

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

5. **Continue 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-000077-2020)**

Chairman Keeler continued the Public Hearing.

Senior Planner Colby Collins reported the applicant proposes to rezone the property to construct an Independent Senior Living Development on nine acres. He stated the applicant proposes 185 units with 21 dwelling units per acre. Mr. Collins stated a Development Agreement is required for ZDC-77-2020. Mr. Collins reviewed the following:

- Density - The maximum allowed per Multi-Family-2 zoning is 18 dwelling units per acre and the applicant proposes 21 dwelling units per acre.
- Unit Count- The maximum unit count allowed for the subject site is 162 units. The applicant is proposing to construct 185 units.
- Parking Garages – The applicant is required to prove 50 % attached enclosed garages of the required parking for the site. The applicant is proposing zero (0) attached garages of the 92 required attached enclosed garages. The applicant is proposing to provide 156 carports.

Mr. Collins stated the Planning and Zoning Department recommends approval per the following comments:

- Per the applicant's request, a Development Agreement will be required for the development.

Mr. Ryan Combs, Gardner Capital, Applicant, stated the proposed development will serve senior living for seniors 55 years old and older. He state the residential development will be three stories and include elements such as:

- Exercise Facility
- Walking/Jogging Trail
- Salon
- Arts and Crafts Room
- Garden
- CARES Team (Social Events Coordinators)
- Common Area
- Business Center

Those who spoke against: ZDC-000077-2020:

Ms. Cindy Mullins, 624 Brenna Road, Waxahachie

There being no others to speak for or against ZDC-000077-2020, Chairman Keeler closed the Public Hearing.

## **6. Consider recommendation of Zoning Change No. ZDC-77-2020**

Commissioner Betty Square Coleman stated whatever program the applicant gets from the government and the means of money they receive for the development there are always going to be various people of various color that will move in and it cannot be determine how they are going to keep their house. She stated her concern is the quality of housing, quality of government, quality of infrastructure and what the city is getting out of the product.

**Action:**

*Vice Chairman Melissa Ballard moved to approve 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-000077-2020) subject to Staff Comments and a Development Agreement. Mrs. Bonney Ramsey seconded. The vote was as follows:*

*Ayes: Rick Keeler  
Melissa Ballard  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test*

*Noes: Betty Square Coleman*

***The motion carried.***

**7. Adjourn**

There being no further business, the meeting adjourned at 8:06 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary