

Planning and Zoning Commission  
September 15, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 15, 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  
Bonney Ramsey  
Jim Phillips  
David Hudgins  
Erik Test

Member Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Colby Collins, Senior Planner  
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 August 25, 2020
- b. Minutes of the Planning and Zoning Commission briefing of August 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 Hunter Glass, B&H Developments, LLC, for a Plat of Horseshoe Meadows for 59 residential lots and 3 HOA lots being 74.615 acres situated in the W. Berry Survey, Abstract 73, S. Powers Survey, Abstract 837, M. Powers Survey, Abstract 843, and M. Rogers Survey, Abstract 944 (Property ID 180074) in the Extra Territorial Jurisdiction – Owner: B & H DEVELOPMENTS LLC (SUB-44-2019)**

Planner Chris Webb reported the plat is in the ETJ and a letter provided by Sardis-Lone Elm WSC states that both adequate domestic flow and fire flow could be delivered to the proposed development. Staff recommended approval.

**Action:**

*Mr. Jim Phillips moved to approve a request by Hunter Glass, B & H Developments, LLC, for a Plat of Horseshoe Meadows for 59 residential lots and 3 HOA lots being 74.615 acres situated in the W. Berry Survey, Abstract 73, S. Powers Survey, Abstract 837, M. Powers Survey, Abstract 843, and M. Rogers Survey, Abstract 944 (Property ID 180074) in the Extra Territorial Jurisdiction – Owner: B & H DEVELOPMENTS LLC (SUB-44-2019). Vice Chairman Melissa Ballard seconded, All Ayes.*

- 6. Consider request by Mark Wilson, Maxwell Custom Homes, LLC, for a Plat of The Estates of Hidden Creek for seventy (70) lots being 99.170 acres situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026 (Property ID 183399 and 277593) in the Extra Territorial Jurisdiction – Owner: Konark Singh, Konark Real Estate Enterprises and Navito Development, LLC (SUB-85-2020)**

Mr. Webb reported the applicant is meeting one portion of the right-of-way dedication for the plat due to the inclusion of Lot 42 of the development. He explained the dedication is imperative for the future development of Ring Road, as it will ensure an improved roadway. He stated the applicant is requesting a waiver for the western portion of the development connecting to the neighboring subdivision. Mr. Webb stated staff's concern is a dead-end stub street that was established as part of the Quail Creek Village development to the west. Per the Sub Division Ordinance, the intent of these stub outs is to act as an extension to bridge neighboring developments. He explained the plat fails to establish this connection, instead placing a lot where the right-of-way connection would need to be established. Staff recommended to deny.

Mr. Mark Wilson, Maxwell Custom Homes, LLC, applicant, showed pictures of grass only in the stub-out noting there is nothing to connect to and stated Ellis County does not want the maintenance of a new road.

**Action:**

*Mr. Jim Phillips moved to deny a request by Mark Wilson, Maxwell Custom Homes, LLC, for a Plat of The Estates of Hidden Creek for seventy (70) lots being 99.170 acres situated in the D. Mitchell Survey, Abstract 703, J. Steele Survey, Abstract 991, and the J. Starrett Survey, Abstract 1026 (Property ID 183399 and 277593) in the Extra Territorial Jurisdiction – Owner: Konark Singh, Konark Real Estate Enterprises and Navito Development, LLC (SUB-85-2020). Vice Chairman Melissa Ballard seconded. The vote was as follows:*

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

*Noes: David Hudgins*

***The motion carried.***

**7. Adjourn**

There being no further business, the meeting adjourned at 7:12 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary