

Planning and Zoning Commission  
September 27, 2022

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 27, 2022 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  
David Hudgins  
Erik Test

Member Absent: Jim Phillips

Others Present: Jennifer Pruitt, Senior Director of Planning  
Ashlie Jones, Senior Planner  
Macey Martinez, Graduate Engineer  
Amber Villarreal, City Secretary  
Chris Wright, 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 September 13, 2022
- b. Minutes of the Planning & Zoning Commission briefing of September 13, 2022

**Action:**

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

5. **Consider a request by Chad Adams, Levante Partners, LP, for a Plat of Levante, Lot 1X, Block A, Lots 1-6, 7X, 8-20, Block B, Lots 1-8, 9X, 10-11, Block C, Lots 1-17, Block D, Lots 1-18, Block E, Lots 1X, 2-10, Block F, Lots 1-26, Block G, Lots 1-9, Block H, Lots 1-13, Block I, being 150.59 acres, located on the west side of Howard Road (FM 877) across from 3175 Howard Road, situated in the S.M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182020) – Owner: LEVANTE PARTNERS, LP (SUB-66-2022) Staff: Eleana Tuley**

Jennifer Pruitt, Senior Director of Planning, presented the case noting the applicant is requesting to plat approximately 150 acres into 121 single-family lots and four open space lots. Ms. Pruitt explained the applicant performed a Traffic Impact Analysis and started designing the

infrastructure and improvements for the project as approved in ZDC-27-2022. During the process, the applicant determined the topography and the road's curvature obstructed the minimum sight distance for the ingress and egress on the second point of access that was initially proposed. After much consideration, the Fire Chief supported adding a second entrance once 61 lots are developed. Staff recommended approval per the following staff comment:

1. The applicant revise and update the plat in the future to reflect the right-of-way improvements required by the Traffic Impact Analysis.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Chad Adams, Levante Partners, LP, for a Plat of Levante, Lot 1X, Block A, Lots 1-6, 7X, 8-20, Block B, Lots 1-8, 9X, 10-11, Block C, Lots 1-17, Block D, Lots 1-18, Block E, Lots 1X, 2-10, Block F, Lots 1-26, Block G, Lots 1-9, Block H, Lots 1-13, Block I, being 150.59 acres, located on the west side of Howard Road (FM 877) across from 3175 Howard Road, situated in the S.M. Durrett Survey, Abstract No. 272, an addition to the City of Waxahachie (Property ID 182020) – Owner: LEVANTE PARTNERS, LP (SUB-66-2022) as presented. Mr. Erik Test seconded, All Ayes.*

6. **Consider a request by Daniel and Alba Villareal, for a Plat of Villareal Estate, Tract 3, Block 1, 1 lot being 1.700 acres, located on Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 197804) – Owner: DANIEL VILLAREAL AND ALBA VILLAREAL. (SUB-91-2022) Staff: Ashlie Jones**

Ashlie Jones, Senior Planner, presented the case noting the applicant is requesting to plat the subject property into one lot for residential use. Ms. Jones explained the plat does provide a 30' right-of-way dedication on Patrick Road in conformance with the City of Waxahachie and Ellis County Thoroughfare Plans and all standards have been met. Staff recommended approval as presented.

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Daniel and Alba Villareal, for a Plat of Villareal Estate, Tract 3, Block 1, 1 lot being 1.700 acres, located on Patrick Road, situated in the Carter H. Hurst Survey, Abstract 456, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 197804) – Owner: DANIEL VILLAREAL AND ALBA VILLAREAL. (SUB-91-2022) as presented. Ms. Betty Square Coleman seconded, All Ayes.*

7. **Consider a request by Donna Arnold for a Plat of Arnold Addition, Lots 1 & 2, Block A, being 3.746 acres, located at 7845 Little Branch Road, situated in the W.C. Berry Survey, Abstract 73, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 180068) – Owner: ARNOLD DONNA J (SUB-86-2022) Staff: Zack King**

Ms. Jones presented the case noting the applicant is requesting to plat the subject property into two (2) lots for single-family residential use and the applicant is providing a 40' right-of-way dedication for Little Branch Road in conformance with the City of Waxahachie Thoroughfare Plan.

She noted all lot size and dimension requirements have been met and staff recommended approval per the following staff comments:

1. The Instrument Number identified in the Owner's Certificate is updated to read "215912."
2. The Owner's Dedication is updated to identify "Ellis County" instead of City of Waxahachie.

**Action:**

*Mr. David Hudgins moved to approve a request by Donna Arnold for a Plat of Arnold Addition, Lots 1 & 2, Block A, being 3.746 acres, located at 7845 Little Branch Road, situated in the W.C. Berry Survey, Abstract 73, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 180068) – Owner: ARNOLD DONNA J (SUB-86-2022) per staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

- 8. Consider a request by Claudia and Jose Rodriguez for a Plat of Compton Estates, three (3) lots being 10.300 acres, located on Compton Lane, situated in the J. Fifer Survey, Abstract 351, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 217169) – Owner: CLAUDIA RODRIGUEZ AND JOSE RODRIGUEZ (SUB-94-2022) Staff: Ashlie Jones**

Ms. Jones presented the case noting the applicant is requesting to plat the subject property into three (3) lots for residential use and all City of Waxahachie and Ellis County Standards have been met. She noted the plat does provide a 56' right-of-way dedication on Compton Lane in conformance with the City of Waxahachie and Ellis County Thoroughfare Plans and staff recommended approval per the following staff comment:

1. A revised version of the plat shall be provided to staff that includes a note stating the following: "NOTE: AT THE TIME OF PLAT APPROVAL, THIS DEVELOPMENT DOES NOT HAVE ADEQUATE WATER FLOW TO ALLOW FOR FIRE FIGHTING AND FIRE SUPPRESSION SERVICES TO ANY IMPROVED PROPERTIES."

**Action:**

*Mr. David Hudgins moved to approve a request by Claudia and Jose Rodriguez for a Plat of Compton Estates, three (3) lots being 10.300 acres, located on Compton Lane, situated in the J. Fifer Survey, Abstract 351, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID: 217169) – Owner: CLAUDIA RODRIGUEZ AND JOSE RODRIGUEZ (SUB-94-2022) per staff comments. Mr. Erik Test seconded, All Ayes.*

- 9. Consider a request by Garrett Rhoden, Johnson Volk Consulting Inc., for a Plat of Wooded Creek, 30 single family lots, being 52.243 acres, located directly west of Waterford Crossing, situated in the John Drinkard Survey, Abstract 273, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 196487) – Owner: SOUTH PRONG CREEK VENTURE, LLC, SERIES 2 (SUB-95-2022) Staff: Zack King**

Ms. Pruitt presented the case noting the applicant is requesting to plat the subject property into thirty (30) lots for single-family residential use as part of the Wooded Creek Subdivision. Staff recommended approval as presented.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Garrett Rhoden, Johnson Volk Consulting Inc., for a Plat of Wooded Creek, 30 single family lots, being 52.243 acres, located directly west of Waterford Crossing, situated in the John Drinkard Survey, Abstract 273, an addition in the Extra Territorial Jurisdiction of the City of Waxahachie (Property ID 196487) – Owner: SOUTH PRONG CREEK VENTURE, LLC, SERIES 2 (SUB-95-2022) as presented. Ms. Bonney Ramsey seconded, All Ayes.*

- 10. Consider a request by Mike Davis, Bannister Engineering, for a Plat of Villaggio at Victron Park, 143 residential lots and 19 open space lots, being 16.975 acres, located southwest of the intersection of Butcher Road and US Highway 77, situated in the Albert Pruitt Survey, Abstract 848, the John Shaver Survey, Abstract 1000, and the Peter B. Stout Survey, Abstract 1003, an addition to the City of Waxahachie (Property ID: 189377) – Owner: VICTRON PARK DEVELOPMENT LP (SUB-98-2022) Staff: Zack King**

Ms. Pruitt presented the case noting the applicant is requesting to plat the subject property into 143 residential lots and 19 open space lots for the Villaggio at Victron Park, which is a townhome development within the Victron Park Planned Development (PD). All lots size, dimension, setback, and easement requirements have been met in accordance with the Victron Park PD. Staff recommended approval as presented.

**Action:**

*Ms. Bonney Ramsey moved to approve a request by Mike Davis, Bannister Engineering, for a Plat of Villaggio at Victron Park, 143 residential lots and 19 open space lots, being 16.975 acres, located southwest of the intersection of Butcher Road and US Highway 77, situated in the Albert Pruitt Survey, Abstract 848, the John Shaver Survey, Abstract 1000, and the Peter B. Stout Survey, Abstract 1003, an addition to the City of Waxahachie (Property ID: 189377) – Owner: VICTRON PARK DEVELOPMENT LP (SUB-98-2022). Mr. Erik Test seconded, All Ayes.*

**11. Adjourn**

Ashlie Jones, Senior Planner, announced she accepted a position in Glenn Heights and expressed it was a pleasure working with City staff and the Planning and Zoning Commission.

Planning and Zoning Commission members wished Ms. Jones the best in her new position.

There being no further business, the meeting adjourned at 7:18 p.m.

Respectfully submitted,

Amber Villarreal  
City Secretary