

Planning and Zoning Commission  
July 14, 2020

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 14, 2020 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

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

Member Absent: Melissa Ballard, Vice Chairman

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 June 23, 2020

**Action:**

*Mrs. Bonney Ramsey moved to approve item a. on the Consent Agenda. Mr. Erik Test seconded, All Ayes.*

5. **Consider request by Darren Renfro for a Plat of Renfro Subdivision for 2 residential lots being 5.33 acres situated in the J. Sterrett Survey, Abstract 1026 (Property ID 191268) in the Extra Territorial Jurisdiction – Owner: Darren and Jana Renfro (SUB-74-2020)**

Planner Chris Webb reported the applicant is requesting to plat two separate lots for residential use. Staff received a water utility endorsement from Rockett SUD stating that adequate domestic service could be provided. Mr. Webb explained per the Subdivision Ordinance adequate fire flow does not have to meet the water flow requirements. Staff recommended approval.

**Action:**

*Mr. David Hudgins moved to approve a request by Darren Renfro for a Plat of Renfro Subdivision for 2 residential lots being 5.33 acres situated in the J. Sterrett Survey, Abstract 1026 (Property ID 191268) in the Extra Territorial Jurisdiction – Owner: Darren and Jana Renfro (SUB-74-2020). Mrs. Bonney Ramsey seconded, All Ayes.*

- 6. Consider request by Justice Voorheis for a Plat of Voorheis Addition for 4 residential lots being 16.721 acres situated in the the John C. Paxton Survey, Abstract 854 (Property ID 189417) in the Extra Territorial Jurisdiction – Owner: Carla Voorheis (SUB-76-2020)**

Mr. Webb reported the applicant request to plat 16.721 acres into four separate lots for residential use. He stated the request meets the Subdivision Ordinance requirements and staff recommended approval.

**Action:**

*Mr. Jim Phillips moved to approve a request by Justice Voorheis for a Plat of Voorheis Addition for 4 residential lots being 16.721 acres situated in the the John C. Paxton Survey, Abstract 854 (Property ID 189417) in the Extra Territorial Jurisdiction – Owner: Carla Voorheis (SUB-76-2020). Mr. Erik Test seconded, All Ayes.*

- 7. 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.

Mr. Webb reported the applicant is proposing to develop a new subdivision with 621 single-family homes on 213.46 acres largely located adjacent to and south of Grove Creek Road. The subdivision will have an Amenity Center complete with a pool and playground, a Community park with a playground, green space, and natural trails to allow for hiking within the subdivision. Mr. Webb stated the subdivision will be accessible from Grove Creek Road, Lacy Oak Lane, and North Grove Boulevard.

Those who spoke against SP-75-2020:

Mr. Marty Hiles, 105 Holly Street, Waxahachie  
Mr. Kenneth Andrews, 224 Abela Drive, Waxahachie  
Ms. Jennifer Chelwick, 2222 Abela Drive, Waxahachie  
Ms. Beth Terminella, 259 Brookbend Court, Waxahachie  
Mr. Greg Pickett, 329 Brookbend Drive, Waxahachie  
Mr. John Terminella, 259 Brookbend Court, Waxahachie  
Ms. Sally Queen, 670 Brookbend Court, Waxahachie  
Mr. Kris Helms, 122 Sumac, Waxahachie  
Mr. Joshua Corrigan, 148 Brookstone Drive, Waxahachie

Ms. Joy Headley, 671 Brookbend Court, Waxahachie  
Mr. Donald Breckenridge, 197 Brookstone Court, Waxahachie

There being no others to speak for or against SP-75-2020, Chairman Keeler closed the Public Hearing.

Chairman Keeler stated this area of North Grove was zoned in 2014 and explained established guidelines and perimeters of what can be built. He explained zoning cases are denied if they do not comply with the Comprehensive Plan. He explained dozens of cases are studied from the Thoroughfare Plan to drainage to traffic. He stated staff spends hundreds of hours and the City Council spends hundreds of hours planning for the future of the city.

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

### **Action:**

*Mr. Erik Test moved to approve 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). Mr. David Hudgins seconded, All Ayes.*

## **9. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3, and Multiple Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) – Owner: Waxahachie ISD (ZDC-83-2020)**

Senior Planner Colby Collins reported the applicant request to create a planned development that allows for 129 single-family lots. He stated in the past the Planning and Zoning Commission denied a submittal largely due to the development not meeting the lot size requirements. City Council also denied a submittal on a request for 120 townhome lots and dedicated 9 acres to the city. Mr. Collins reviewed the concept plan noting it depicts a residential development that includes applicant dedicating 0.5 acres of land adjacent to Friendship Missionary Baptist Church and a walking trail connecting to Lee Penn Park.

Per the applicant's request:

1. Development Agreement will be required for the development.
2. A walking trail shall be provided to connect to Lee Penn Park.
3. The Symphony Estates development shall consist of a Home Owner's Association.
4. A six-foot brick screening wall will be constructed along Peters Street. Ornamental fencing with masonry columns shall surround the remainder of the property.
5. Street Lights will be installed at each intersection and at 300' intervals along each block. Streetlights shall be ornamental lights with downward facing lamps.
6. A six foot (minimum) sidewalk will be constructed along Graham Street.
7. A detailed Site Plan packet shall be administratively reviewed and approved in accordance with the Site/Concept Plan.

Mr. Jeff Crannell, CCM Engineering, was available for questions. He thanked the Commission for their due diligence on the project and asked them to support the amended project as presented.

After further discussion, Chairman Keeler closed the Public Hearing.

**10. Consider recommendation of Zoning Change No. ZDC-83-2020**

**Action:**

*Ms. Betty Square Coleman moved to approve a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Planned Development-34-Multiple Family-1/General Retail, Single Family-3, and Multiple Family-1 zoning district to Planned Development-Single Family-3, with Concept Plan, located at the NW corner of Peters Street at Graham Street (Property ID 193944) – Owner: Waxahachie ISD (ZDC-83-2020) to include a Developers Agreement as presented. Mr. Erik Test seconded, All Ayes.*

**11. Public Hearing on a request by Amanda Mata, Peloton Land Solutions, for a Planned Development Amendment (PD-MF2), with Concept Plan, located at Conquest Boulevard and US Highway 287 (Property ID 191628) - Owner: DWBI INVESTMENTS, LLC (ZDC-84-2020)**

Chairman Keeler opened the Public Hearing.

Mr. Collins reported in June of 2018, City Council approved a multi-family residential development within a Planned Development zoning district. He explained the applicant is now requesting approval for a Planned Development Amendment to accommodate a development of a 188 unit multi-family residential complex on 10.407 acres located at the intersection of Conquest Boulevard and US Highway 287. The development will consist of eight (8) apartment buildings, the maximum height will be three (3) stories, and a common area will be provided within the development. If approved, the applicant intends to break ground in the fourth quarter of 2020 and an expected completion date of summer 2020.

Staff concerns:

1. Staff suggests that the applicant meet the minimum requirement for one bedroom units (600 square feet). The applicant is proposing a minimum size one bedroom dwelling unit of 568 square feet. The applicant intends to have an average size of 650 square feet bedroom units.
2. The applicant is required to provide 50% attached enclosed garages of the required parking for the site. The applicant is proposing 40 detached enclosed garages of the 147 required attached enclosed garages.

Based on the details provided in the staff report and the present status of the documents subject to the request, the Planning and Zoning Department recommends denial.

Mr. Preston Nuns, 5447 Victory Blvd., Dallas, asked for the deviation in order to conform to the surrounding area along Highway 287 frontage Road. He stated they feel they have already given a lot. Discussion was held on the garages being detached versus attached.

There being no others to speak for or against ZDC-84-2020, Chairman Keeler closed the Public Hearing.

**12. Consider recommendation of Zoning Change No. ZDC-84-2020**

**Action:**

*Mr. Erik Test moved to approve a request by Amanda Mata, Peloton Land Solutions, for a Planned Development Amendment (PD-MF2), with Concept Plan, located at Conquest Boulevard and US Highway 287 (Property ID 191628) - Owner: DWBI INVESTMENTS, LLC (ZDC-84-2020) as presented by applicant. Mr. David Hudgins seconded. The vote was as follows:*

*Ayes: Betty Square Coleman  
Bonney Ramsey  
David Hudgins  
Erik Test*

*Noes: Rick Keeler  
Jim Phillips*

**13. Adjourn**

There being no further business, the meeting adjourned at 9:18 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary