

Planning and Zoning Commission
February 13, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 13, 2018 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 Barnard
David Hudgins

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
Tommy Ludwig, Executive Director
of Development Services
Lori Cartwright, City Secretary
David Hill, Council Representative

1. **Call to Order**
2. **Invocation**

Chairman Rick Keeler called the meeting to order and gave the invocation.

3. **Consent Agenda**

- a. Minutes of the regular Planning and Zoning Commission meeting of January 23, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of January 23, 2018

Action:

Mrs. Bonney Ramsey moved to approve item a. and b. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

4. **Consider request by Lykele Tamminga for a Preliminary Plat of Silo House Ranch for 4 lots, being 5.85 acres out of the S.C. White Survey, Abstract No. 1252 (Property ID 227069) in the Extra Territorial Jurisdiction – Owner: LYKELE K TAMMINGA (PP-17-0170)**

Ms. Kelly Dent, Planner, presented a current survey noting there will be an updated survey given to Staff tomorrow. She stated there are outstanding staff comments and recommends approval per staff comments.

Action:

Mr. Jim Phillips moved to approve a request by Lykele Tamminga for a Preliminary Plat of Silo House Ranch for 4 lots, being 5.85 acres out of the S.C. White Survey, Abstract No. 1252 (Property ID 227069) in the Extra Territorial Jurisdiction – Owner: LYKELE K TAMMINGA (PP-17-0170) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

5. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-18-0001)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant is requesting a zoning change and presented pictures depicting the phases of Camden Park. She presented a Concept Plan with Planned Development age-restricted development. Staff recommended to approve noting the Commission can recommend additional requirements.

Mr. Jim Crannell, CCM Engineering, reviewed the highlights of the development noting the Planned Development is to allow for age-restricted garden homes, single family residences, and commercial development. He reported the Single Family-3 will have a minimum lot size of 10,000 s/f to 15,000 s/f. Other amenities will include: five acre park to link to other trails, Community Center with pool to serve the development, will link to the existing Phase 1 and 2 and a dog park. Mr. Crannell reported 30 acres will be left for future commercial use.

{Ms. Betty Square Coleman arrived}

Commission members asked who will monitor the age-restricted requirements. Mr. Crannell stated the restrictions will be part of the deed and the Home Owners Association will take over.

Ms. Dent stated City Council recently approved the 3D Shingle Ordinance and therefore 3D shingles will be required.

The Commission reviewed the proposed elevations and expressed displeasure with the Architectural and Architectural Amenities.

Mr. Shon Brooks, Director of Planning, asked for clarification on fencing noting if we fall back on the Zoning Ordinance, it doesn't allow for fencing. He stated between now and the City Council meeting, the applicant needs to clarify. If it needs to be gated it needs to be in the Planned Development, otherwise gating will not be allowed.

{Mr. Jim Phillips left}

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, encouraged the Commission to go to the back of the neighborhood of Cliff Estates noting the same architect built those homes. He stated that is the intent of the subdivision and the architect came to know the area and does good work in Waxahachie.

There being no others to speak for or against PD-18-0001, Chairman Keeler closed the Public Hearing.

6. Consider recommendation of Zoning Change No. PD-18-0001

Action:

Ms. Betty Square Coleman moved to approve a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-18-0001) subject to the following:

- *Staff Comments*
- *If fenced in, it must be submitted with the Planned Development*
- *Must conform with proposed Section VI Garden Home Community*
- *Must conform with proposed Section VII Architectural Amenities*

Mrs. Bonney Ramsey seconded, All Ayes.

7. **Consider request by Jerry Potter for a Replat of Lots 2R, 3, and 4 of Dawn Estates and a portion of Evan R. Balch Survey, A-89 and John B. and Ann Adams Survey, A-5, to create Lots 2R-A, 3R-A, 3R-B, and 4R, Dawn Estates, 45.336 acres in the Extra Territorial Jurisdiction (Property ID 256867, 235628, 219382, and 247556) – Owner: POTTER JERRY R & SHERRY and POTTER EARL R & DORTHA (RP-18-0002)**

Ms. Dent reported Staff received a more current survey but the City Engineer has not had a chance to look at it. She recommended approval per the following comments:

- Formatting issues regarding the plat drawing remain outstanding
- Per Ellis County, if a septic system is currently installed, and in the floodplain, it will be permitted to remain in the floodplain until it malfunctions and needs to be replaced, at which point, it will need to be relocated out of the floodplain

Ms. Dent stated there are formatting issues that will be dealt with at County level.

Action:

Mr. David Hudgins moved to approve a request by Jerry Potter for a Replat of Lots 2R, 3, and 4 of Dawn Estates and a portion of Evan R. Balch Survey, A-89 and John B. and Ann Adams Survey, A-5, to create Lots 2R-A, 3R-A, 3R-B, and 4R, Dawn Estates, 45.336 acres in the Extra Territorial Jurisdiction (Property ID 256867, 235628, 219382, and 247556) – Owner: POTTER JERRY R & SHERRY and POTTER EARL R & DORTHA (RP-18-0002) subject to Staff Comments. Ms. Betty Square Coleman seconded, All Ayes.

8. **Consider request by Michael Davis, Bannister Engineering LLC, for a Replat of Lot 8, Oak Branch Ranch Estates, Section 1, to create Lots 8R1, and 8R2, and 8R3, Oak Branch Ranch Estates, Section 1, 5.582 acres in the Extra Territorial Jurisdiction (Property ID 200834) – Owner: LAMBERT KENNETH & DAWN (RP-18-0003)**

Ms. Dent stated the plat is located in the ETJ and the dedications need to reference both the City of Waxahachie and Ellis County. Applicant should partner with Ellis County to ensure the dedications read properly. She recommended approval per staff comments.

Action:

Mr. David Hudgins moved to approve a request by Michael Davis, Bannister Engineering LLC, for a Replat of Lot 8, Oak Branch Ranch Estates, Section 1, to create Lots 8R1, and 8R2, and 8R3, Oak Branch Ranch Estates, Section 1, 5.582 acres in the Extra Territorial Jurisdiction (Property ID 200834) – Owner: LAMBERT KENNETH & DAWN (RP-18-0003) subject to Staff Comments. Mr. Erik Barnard seconded, All Ayes.

9. Public Hearing on a request by Ronald Forman, Settler’s Glen, Ltd, for an Amendment to Ordinance No. 2153 for the Settler’s Glen Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0012)

Chairman Keeler opened the Public Hearing.

Mr. Brooks stated the next three cases pertain to Maximum Lot Coverage noting they were developed with a 35% Maximum Lot Coverage. He explained due to staff review, several lots have been developed and are over the 35% Maximum Lot Coverage and it has been requested to be 50%. Due to the popularity of larger houses, higher lot coverage is requested. Mr. Brooks stated in an event a house were to burn and needed to be rebuilt, the current Ordinance would not be standard with the required zoning. By doing so, allowing for a 50% lot coverage, it would correct that and not make structures non conforming.

Ms. Melissa Olson, 202 Stampede Street, Waxahachie, expressed concern if spanning the amount you build on a lot there would be less area for water runoff noting it will have an impact on the land.

There being no others to speak for or against PD-18-0012, Chairman Keeler closed the Public Hearing.

10. Consider recommendation of Zoning Change No. PD-18-0012

Action:

Mrs. Bonney Ramsey moved to approve a request by Ronald Forman, Settler’s Glen, Ltd, for an Amendment to Ordinance No. 2153 for the Settler’s Glen Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0012) subject to Staff Comments. Vice Chairman Melissa Ballard seconded, All Ayes.

11. Public Hearing on a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2733 for the North Grove Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0013)

Chairman Keeler opened the Public Hearing.

Ms.Melissa Olson, 202 Stampede Street, Waxahachie , referenced a flood plain in Arlington with water runoff issues when increasing lot coverage.

There being no others to speak for or against PD-18-0013, Chairman Keeler closed the Public Hearing.

12. Consider recommendation of Zoning Change No. PD-18-0013

Action:

Vice Chairman Melissa Ballard moved to approve a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2733 for the North Grove Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0013) subject to Staff Comments. Mr. Erik Barnard seconded, All Ayes.

13. Public Hearing on a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2219 for the Sheppard's Place Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0014)

Chairman Keeler opened the Public Hearing.

There being no others to speak for or against PD-18-0014, Chairman Keeler closed the Public Hearing.

14. Consider recommendation of Zoning Change No. PD-18-0014

Action:

Vice Chairman Melissa Ballard moved to approve a request by Terry Weaver, JHDMC, LLC, for an Amendment to Ordinance No. 2219 for the Sheppard's Place Planned Development District to increase the Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0014) subject to Staff Comments. Mr. Erik Barnard seconded, All Ayes.

15. Public Comments

Mr. Brett Hess, 327 Blue Ribbon Road, Waxahachie, referenced the age-restricted Garden Homes in Item 5 noting Enchanted Gardens was the intent of the age-restricted Garden Home Area which is amazing.

16. Adjourn

There being no further business, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary