

Planning and Zoning Commission
February 27, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, February 27, 2018 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, Texas.

Members Present: Rick Keeler, Chairman
Melissa Ballard, Vice Chairman
Betty Square Coleman
Bonney Ramsey
David Hudgins

Members Absent: Jim Phillips
Erik Barnard

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
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 & Zoning Commission meeting of February 13, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of February 13, 2018
- c. Request by Clyde Hargrove, Bethany/Garden Valley, Ltd, for a **Final Plat** of Garden Valley West for 138 lots, being 22.707 acres out of J.B. & Ann Adams Survey, Abstract 5 (Property ID 263936 and 261716) – Owner: WP LEGACY LTD (FP-18-0005)

Action:

Mrs. Bonney Ramsey moved to approve items a. through c. on the Consent Agenda. Ms. Betty Square Coleman seconded, All Ayes.

4. **Public Hearing on a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an Electronic Message Sign use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015)**

Chairman Keeler opened the Public Hearing.

Ms. Kelly Dent, Planner, reported the applicant seeks to erect a monument sign for Waxahachie Family Dentistry replacing and relocating an already existing sign on the property. She stated the applicant needs to confirm there are no franchise utilities in the easement. Staff recommended approval as presented.

There being no others to speak for or against SU-18-0015, Chairman Keeler closed the Public Hearing.

5. Consider recommendation of Zoning Change No. SU-18-0015

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Reeves, Quickway Signs, for a Specific Use Permit (SUP) to allow an Electronic Message Sign use within a Planned Development-General Retail (PD-GR) zoning district, located at 125 Park Place Blvd, being LOT 4A BLK A PARK PLACE PROFESSIONAL CENTER .6885 AC (Property ID 247587) – Owner: HOLTZ PROCUREMENT LTD (SU-18-0015) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

Chairman Keeler moved to item 8.

8. Public Hearing on a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow Bail Bond Agency use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks a Specific Use Permit for a Bail Bonds Agency. She stated the location the applicant is seeking is a facility to a number of separate businesses, some of which may be less compatible with a Bail Bonds Agency. Ms. Dent noted current tenants include a pediatric nurse practitioner, human resources consultancy, barbershop, pastor and home healthcare business. The configuration of the building is such that the home healthcare business is completely separate, but the remaining businesses, including the suite where the applicant intends to establish his business, share a common kitchen, common restrooms, and common hallways.

The Commission expressed concern pertaining to Mr. Jones' business in the proposed facility due to the other types of businesses in the building.

Mr. Alvernon Jones, Jr., 844 Tandem Place, DeSoto, Texas, stated there is a door to the exterior to his suite. Planning Director Shon Brooks asked for clarification to the location of the exterior door. After further review and discussion, Mr. Jones stated his office door leads to the reception area then on to the common area hallway to the exterior door.

There being no others to speak for or against SU-18-0008, Chairman Keeler closed the Public Hearing.

9. Consider recommendation of Zoning Change No. SU-18-0008

Action:

Vice Chairman Melissa Ballard moved to deny a request by Alvernon Jones, Jr., Bad Boy Bail Bonds, for a Specific Use Permit (SUP) to allow Bail Bond Agency use within a Planned Development-4-Commercial (PD-4-C) zoning district, located at 201 Amanda Lane, Suite 102, being LOT B BLK 8 SOLON PLACE-REV 0.588 AC (Property ID 175691) – Owner: D P GARDENA PROPERTY INVESTMENTS (SU-18-0008). Mrs. Bonney Ramsey seconded, All Ayes.

6. Public Hearing on a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures. (PD-18-0016)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to amend a prior Ordinance to allow for larger maximum lot coverage.

There being no others to speak for or against PD-18-0016, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of Zoning Change No. PD-18-0016

Action:

Mr. David Hudgins moved to approve a request by Jeff Crannell, CCM Engineering, for an Amendment to Ordinance No. 2752 for the Camden Park Phases 1 and 2 Planned Development District to increase Maximum Lot Coverage in the Single Family-3 base district from 35% to 50% by main building and accessory structures (PD-18-0016) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

10. Public Hearing on a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: DONALD I & PEGGY E COLE REVOCABLE LIVING TRUST (PD-18-0007)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks a Planned Development with the intention to eventually replat the lot into two lots so the newly-created lot could have a single family residence on it. She presented a concept plan depicting the layout of the two lots. Ms. Dent recommended approving noting the newly created lots would be smaller than the SF-3 zoning districts minimums and there would be a 12 foot Right-of-Way dedication required that would further reduce the size of the lots.

Mr. Steve Miller, Steve Miller Real Estate, 806 New York Avenue, Midlothian, representing the applicant was present.

Chairman Keeler asked if the lot is divided down the middle. Mr. Miller stated it will be and the existing house will be on one lot and a new home will be built on the other lot.

There being no others to speak for or against PD-18-0007, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. PD-18-0007

Action:

Mrs. Bonney Ramsey moved to approve a request by Steve Miller, Steve Miller Real Estate, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 415 W. Light Street, being LOT 1 BLK 13 BULLARD-REV 0.323 AC (Property ID 172392) - Owner: DONALD I & PEGGY E COLE REVOCABLE LIVING TRUST (PD-18-0007) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

12. Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0009)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks a Planned Development (PD) to replat a lot into five lots to build single family residences. She stated the area is within the Infill Overlay, and has historically been zoned for SF-3, but the lot sizes for SF-3 have changed over time, thus creating the need for the PD. Ms. Dent recommended approval subject to the applicant ensuring the development name matches the replat name.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, Applicant was available for questions.

Those who spoke against PD-18-0009:

Mr. Wendell Helms, 1002 E. Marvin, Waxahachie

There being no others to speak for or against PD-18-0009, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. PD-18-0009

Action:

Ms. Betty Square Coleman moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Single Family-3 (SF3) zoning district to Planned Development-Single Family-3 (PD-SF3) with Concept Plan, located at 1201 Wyatt Street, being LOT A&B BLK 212 TOWN - WAXAHACHIE 0.572 AC (Property ID 171515) - Owner: SOUTHFORK CAPITAL LLC (PD-18-0009) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.

14. Consider request by Chris Acker, Southfork Capital LLC, for a Replat of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212, and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0010)

Ms. Dent stated this is a companion case to PD-18-0009 and presented a map depicting the site. She recommended approval noting the applicant has agreed to rename the subdivision and corresponding Planned Development and to ensure they are not already in use.

Action:

Vice Chairman Melissa Ballard moved to approve a request by Chris Acker, Southfork Capital LLC, for a Replat of Block 212 and a portion of Block 214 of Town Addition, to create Lots 1-4, Block 212, and Lot 3, Block 214, Town Addition, 0.7431 acres (Property ID 171515) – Owner: SOUTHFORK CAPITAL LLC (RP-18-0010) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.

15. Public Comments

None

16. Adjourn

There being no further business, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary