

Planning and Zoning Commission  
May 22, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, May 22, 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  
Bonney Ramsey  
Jim Phillips  
Erik Barnard  
David Hudgins

Members Absent: Betty Square Coleman

Others Present: Shon Brooks, Director of Planning  
Kelly Dent, Planner  
James Gaertner, City Engineer  
Tommy Ludwig, Executive Director of Community Development  
Lori Cartwright, City Secretary

Others Absent: Mary Lou Shipley, Council Representative

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

Chairman Rick Keeler called the meeting to order and gave the invocation. He welcomed audience members and explained the process in which the Commission makes their recommendations to City Council.

### 3. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of May 8, 2018
- b. Minutes of the Planning & Zoning Commission Briefing of May 8, 2018
- c. Minutes of the Planning & Zoning Commission Joint Work Session of April 30, 2018
- d. Request by David Hargrove for a Final Plat of Garden Valley Meadows for 86 lots, being 27.545 acres situated in the JB and Ann Adams Survey, Abstract 5 (Property ID 263468) – Owner: LEGACY GROVE DEVELOPMENT LLC (FP-18-0051)

#### **Action:**

*Vice Chairman Melissa Ballard moved to approve item a. through d. on the Consent Agenda. Mrs. Bonney Ramsey seconded, All Ayes.*

4. **Public Hearing on a request by Chris Acker, Acker Construction, for a Zoning Change from a Planned Development-44-General Retail and Single Family-2 zoning district to General Retail, located on the Southwest corner of Indian Drive at Brown Street, being 393 148 J GOOCH WM BASKINS 2.1698 ACRES (Property ID 184243) - Owner: INDIAN DRIVE HOLDINGS LLC (ZC-18-0056)**

Chairman Keeler opened the Public Hearing.

Ms. Kelly Dent, Planner, reported the applicant proposes to clean up the zoning, removing the site from the planned development altogether. Staff recommended approval as presented.

There being no others to speak for or against ZC-18-0056, Chairman Keeler closed the Public Hearing.

**5. Consider recommendation of Zoning Change No. ZC-18-0056**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Chris Acker, Acker Construction, for a Zoning Change from a Planned Development-44-General Retail and Single Family-2 zoning district to General Retail, located on the Southwest corner of Indian Drive at Brown Street, being 393 148 J GOOCH WM BASKINS 2.1698 ACRES (Property ID 184243) - Owner: INDIAN DRIVE HOLDINGS LLC (ZC-18-0056) as presented. Mrs. Bonney Ramsey seconded, All Ayes.*

**6. Consider request by Chris Acker, Acker Construction, for a Preliminary Plat of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: Owner: INDIAN DRIVE HOLDINGS LLC (PP-18-0057)**

Ms. Dent reported PP-18-0057 is a companion case to ZC-18-0056 and recommended approval as presented.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, stated two buildings will be on the site and will be set back 50 feet to allow a turn around.

Chairman Keeler recommended curb and gutter to match existing curb and gutter along Indian Drive.

**Action:**

*After a brief discussion, Mrs. Bonney Ramsey moved to approve a request by Chris Acker, Acker Construction, for a Preliminary Plat of Dental Place Addition for 2 lots, being 2.081 acres situated in the John Gooch Survey, Abstract 393 (Property ID 184243) – Owner: Owner: INDIAN DRIVE HOLDINGS LLC (PP-18-0057) subject to staff report and adding curb and gutter along Indian Drive. Mr. Erik Barnard seconded, All Ayes.*

**7. Consider Landscape Plan for Dental Place Addition as a companion to PP-18-0057 – Owner INDIAN DRIVE HOLDINGS LLC**

Ms. Dent recommended approval as presented.

**Action:**

*Mr. David Hudgins moved to approve a Landscape Plan for Dental Place Addition as a companion to PP-18-0057 – Owner INDIAN DRIVE HOLDINGS LLC per staff report. Mrs. Bonney Ramsey seconded, All Ayes.*

- 8. Consider request by Cole Morgan, Americase Fabrication and Construction, for a Preliminary Plat of Americase Business Park for 4 lots, being 21.09 acres situated in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (PP-18-0052)**

Ms. Dent reported the applicant proposes to subdivide a section of the land into four (4) separate tracts.

Mr. James Gaertner, City Engineer, stated there are some outstanding comments pertaining to the right-of-way. He noted easements will need to be depicted on the plat. He stated these are minor comments and recommend approving per staff comments.

**Action:**

*Mr. Jim Phillips moved to approve a request by Cole Morgan, Americase Fabrication and Construction, for a Preliminary Plat of Americase Business Park for 4 lots, being 21.09 acres situated in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (PP-18-0052) subject to staff report relating to staff Engineering comments. Mr. David Hudgins seconded, All Ayes.*

- 9. Consider request by Cole Morgan, Americase Fabrication and Construction, for a Final Plat of Americase Business Park for 4 lots, being 21.09 acres in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (FP-18-0053)**

Ms. Dent reported FP-18-0053 is a companion case to PP-18-0052 noting the property is located in the Extra Territorial Jurisdiction. She recommended approval as follows:

1. Include the City's approval block
2. Include the easement linework on the plat
3. Partner with Ellis County for traffic and impact analysis

**Action:**

*Mrs. Bonnie Ramsey moved to approve a request by Cole Morgan, Americase Fabrication and Construction, for a Final Plat of Americase Business Park for 4 lots, being 21.09 acres in the John Estes Survey, Abstract 335, and the WC Moody Survey, Abstract 747 (Property ID 209253) – Owner: R&R AMERICASE HOLDINGS LTD (FP-18-0053) subject to staff report. Mr. Erik Barnard seconded, All Ayes.*

- 10. Consider request by Cody Cockerham for a Preliminary Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (PP-18-0046)**

Ms. Dent presented the staff report noting roadway impact fee equals \$1,160.00 and due at time of permitting. The total water meter, box, set, tap and impact fee totals \$2,695.00 and due before the final plat can be filed. Mr. Gaertner reviewed staff concerns pertaining to the Laguna Vista

right-of-way and road dedication noting Laguna Vista Place was never platted and therefore staff would need the plat to dedicate half of that measured from the centerline of what is currently on the ground. He stated the plat needs to show the location of the existing water line and how the property will get their water service as well as notes depicting that the property will be served by septic system designed by a professional sanitarian. Staff recommended approval per staff report.

**Action:**

*Vice Chairman Ballard moved to approve a request by Cody Cockerham for a Preliminary Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (PP-18-0046) subject to staff report. Mrs. Bonney Ramsey seconded, All Ayes.*

- 11. Consider request by Cody Cockerham for a Final Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (FP-18-0047)**

Ms. Dent reported FP-18-0047 is a companion case to PP-18-0046. She stated the plat cannot be filed until infrastructure is drawn. Ms. Dent noted the applicant is working with the surveyor to get it correct. She recommended approval per staff report.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Cody Cockerham for a Final Plat of Laguna Vista Place Phase 2 for 1 lot, being 2.18 acres situated in the W. Stewart Survey, Abstract 956 (Property ID 190519) – Owner: CODY L COCKERHAM and A. GARRETT REAL ESTATE VENTURES, LLC (FP-18-0047) subject to staff report. Mr. Jim Phillips seconded, All Ayes.*

- 12. Public Hearing on a request by Richard Kampen, LRE Group, Inc. for a Zoning Change from a Light Industrial-1 and Light Industrial-2 zoning district to Light Industrial-2, located at 201 Cardinal Road, being LOT PT 1 BLK A CARDINAL IG ADDN 29.0 AC and LOT PT 1 BLK A CARDINAL IG ADDN 19.721 AC (Property ID 226867 and 209418) - Owner: CARDINAL IG COMPANY (ZC-18-0041)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the property owner is seeking to clean up the zoning on the property to ensure that there is one (1) zoning district for all the land. She recommended approval per staff report.

There being no others to speak for or against ZC-18-0041, Chairman Keeler closed the Public Hearing.

**13. Consider recommendation of Zoning Change No. ZC-18-0041**

**Action:**

*Mr. Jim Phillips moved to approve a request by Richard Kampen, LRE Group, Inc. for a Zoning Change from a Light Industrial-1 and Light Industrial-2 zoning district to Light Industrial-2, located at 201 Cardinal Road, being LOT PT 1 BLK A CARDINAL IG ADDN 29.0 AC and LOT PT 1 BLK A CARDINAL IG ADDN 19.721 AC (Property ID 226867 and 209418) - Owner: CARDINAL IG COMPANY (ZC-18-0041) per staff report. Mr. David Hudgins seconded, All Ayes.*

**14. Public Hearing on a request by the City of Waxahachie for a Specific Use Permit (SUP) to allow a Home for Aged, Residence (Assisted Living) use within a General Retail (GR) zoning district, located at 401 Solon Road, being 1 COVENANT ADDN 4.43 ACRES (Property ID 204441) Owner: TEXAS HCP AL LP (SU-18-0070)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the request is a result from the recent approval of the Zoning Ordinance noting the owners prefer the proposed type of use. Ms. Dent reported staff received one (1) supporting SU-18-0070. Staff recommended approval as presented.

There being no others to speak for or against SU-18-0070, Chairman Keeler closed the Public Hearing.

**15. Consider recommendation of Zoning Change No. SU-18-0070**

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by the City of Waxahachie for a Specific Use Permit (SUP) to allow a Home for Aged, Residence (Assisted Living) use within a General Retail (GR) zoning district, located at 401 Solon Road, being 1 COVENANT ADDN 4.43 ACRES (Property ID 204441) Owner: TEXAS HCP AL LP (SU-18-0070) as presented. Mr. Erik Barnard seconded, All Ayes.*

**16. Public Hearing on a request by Aaron Duncan, MESA, for a Zoning Change from a Future Development zoning district to Commercial, Single Family-3, and Light Industrial-2, located at 604 FM 879, being 557 J JOHNSON 298.296 ACRES, 5 JB & A ADAMS, 557 J JOHNSON, 1249 SC WHITE 65.746 ACRES, and 5 JB & A ADAMS 134.9 ACRES (Property ID 209774, 179013, and 178975) - Owner: KAREN S ANDERSON IRREVOCABLE TRUST (ZC-18-0042)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reviewed staff's planning analysis as follows noting the property is approximately 500 acres:

The applicant proposed to rezone this property from Future Development (FD) to Light Industrial-2 (LI2), Commercial (C) and Single Family-3 (SF3). The location of this property is

challenging, being bisected by Mustang Creek and the Union Pacific Railroad. The Future Land Use Plan (FLUP) for this to be largely Low Density Residential (LDR) zoning may be unrealistic given the geographical limitations of the site, however, there may be some hesitation in rezoning a large segment of this to industrial usage. Per the FLUP, this property should have more retail zoning than commercial (commercial being a more intensive use than retail), however, the property owner has requested Commercial rather than General Retail. The proposed development does, however, eliminate the high density residential zoning shown in the FLUP. The current line between Industrial zoning in the north and residential and commercial zoning in the south and east mirrors the creek.

Mr. Aaron Duncan, MESA, 2000 Lamar St., Dallas, representing the applicant, presented some history on the property and stated the applicant is not looking for any variances they want to make it marketable. He stated the property has a lot of flood plain and therefore not viable for General Retail.

A lengthy discussion was held and Mr. Jim Phillips asked applicant about a buffer between Light Industrial-2 and Single Family-3. Mr. Duncan stated a natural creek will act as the buffer.

Audience member Mr. Jim Hubbard, 431 FM 879, Waxahachie, asked for clarification to the property in proximity to his property.

There being no others to speak for or against ZC-18-0042, Chairman Keeler closed the Public Hearing.

**17. Consider recommendation of Zoning Change No. ZC-18-0042**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Aaron Duncan, MESA, for a Zoning Change from a Future Development zoning district to Commercial, Single Family-3, and Light Industrial-2, located at 604 FM 879, being 557 J JOHNSON 298.296 ACRES, 5 JB & A ADAMS, 557 J JOHNSON, 1249 SC WHITE 65.746 ACRES, and 5 JB & A ADAMS 134.9 ACRES (Property ID 209774, 179013, and 178975) - Owner: KAREN S ANDERSON IRREVOCABLE TRUST (ZC-18-0042) subject to staff comments and converting Commercial to General Retail. Mrs. Bonney Ramsey seconded. The vote was as follows: **Ayes:** Rick Keeler, Melissa Ballard, Bonney Ramsey, Jim Phillips, and David Hudgins. **Noes:** Erik Barnard. **The motion carried 5-1.***

**18. Public Hearing on a request by Joseph Willrich, BEFCO Engineering Inc, for a Zoning Change from a Commercial zoning district to Light Industrial-1, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (ZC-18-0044)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to partially redevelop the old Magnablend site for a new tenant. She stated there are three (3) tracts totaling 9.6 acres. She stated a Specific Use Permit follows this request as a companion case. Ms. Dent reported eight (8) notices were mailed to property owners and staff received one (1) supporting ZC-18-0044. Staff recommended approval as presented.

There being no others to speak for or against ZC-18-0044, Chairman Keeler closed the Public Hearing.

**19. Consider recommendation of Zoning Change No. ZC-18-0044**

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Joseph Willrich, BEFCO Engineering Inc., for a Zoning Change from a Commercial zoning district to Light Industrial-1, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (ZC-18-0044) subject to staff comments. Mr. Erik Barnard seconded, All Ayes.*

**20. Public Hearing on a request by Joseph Willrich, BEFCO Engineering Inc, for a Specific Use Permit (SUP) for HEAVY MACHINERY SALES OR STORAGE, TRAILER AND HEAVY LOAD VEHICLE REPAIR, EQUIPMENT SALES (NEW OR USED), EQUIPMENT RENTAL (HEAVY), OPEN OR OUTSIDE STORAGE, DISPLAY, OR WORK AREAS FOR MERCHANDISE OR MACHINERY) uses within a Light Industrial-1 zoning district, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (SU-18-0045)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the site is being renovated to account for a new tenant that would like to have heavy machinery sales. She stated the applicant is asking for variations from the basic zoning requirements noting the applicant has 635 feet of street frontage with a pole sign and billboard and the base zoning requirement is one (1) pole sign per 350 feet of street frontage. The applicant has concrete at the parking in front of the building and would like to retain the gravel where the storage would be located noting the requirement is concrete paving throughout the site.

Mr. Joseph Willrich, BEFCO Engineering Inc., 485 N. Jefferson, La Grange, Texas, presented a drawing of the site noting heavy machinery sales will be a less intense use. He proposed the existing conditions utilizing the existing materials and explained heavy equipment will tear up concrete. Mr. Willrich stated there will be some internal remodel of the building but no expansion. He proposed maintaining the existing fence and will provide chain link on the south side of the property.

There being no others to speak for or against SU-18-0045, Chairman Keeler closed the Public Hearing.

**21. Consider recommendation of Zoning Change No. SU-18-0045**

**Action:**

*After a brief discussion, Mrs. Bonney Ramsey moved to approve a request by Joseph Willrich, BEFCO Engineering Inc., for a Specific Use Permit (SUP) for heavy machinery sales or storage, trailer and heavy load vehicle repair, equipment sales (new or used), equipment rental (heavy), open or outside storage, display, or work areas for merchandise or machinery) uses within a Light Industrial-1 zoning district, located at 100 W Sterrett, 6820 N Interstate 35, and 6800 N Interstate 35, being 821 LB OUTLAW 2.354 ACRES, 821 LB OUTLAW 2.324 ACRES, and 821 LB OUTLAW 4.98 ACRES (Property ID 203820, 194221, and 188699) - Owner: M & M INVESTMENTS (SU-18-0045) subject to per staff report. Mr. David Hudgins seconded, All Ayes.*

**22. Public Hearing on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048)**

Chairman Keeler opened the Public Hearing.

Ms. Dent announced the applicant requested a continuance to the Planning and Zoning Commission meeting of June 12, 2018. Chairman Keeler asked to hear the case. Ms. Dent reviewed the planning analysis as follows:

The applicant seeks to replace a current Planned Development (Ordinance No. 2296) with a new Planned Development that reduces the standards required to construct apartment homes. In Ordinance No. 2296, this property is required to comply with the minimum density, coverage, height, parking and area standards specified by the Multi-Family-2 (MF2) zoning district. The applicant has proposed increased density and decreased garage parking not meeting the 50% minimum per ordinance.

Ms. Dent reported five (5) notices were mailed to property owners and staff received one (1) opposing PD-18-0048.

Mr. Chris Acker, 5100 Honeysuckle Road, Midlothian, representing the applicant, requested to continue to allow the applicant to visit with WISD and come back with a better plan. Mr. Acker stated the applicant has preliminary approval from TxDOT and hopefully a right-of-way can be dedicated.

Chairman Keeler stated he wants the applicant to comply with the city standards. Mr. Gaertner recommended reviewing options with the applicant.



There being no others to speak for or against PD-18-0048, Chairman Keeler closed the Public Hearing.

**23. Consider recommendation of Zoning Change No. PD-18-0048**

**Action:**

*Vice Chairman Melissa Ballard moved to continue a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. Erik Barnard seconded. The vote was as follows: Ayes: Rick Keeler, Melissa Ballard, Bonney Ramsey, Erik Barnard, and David Hudgins. Noes: Jim Phillips. **The motion carried 5-1.***

**24. Public Hearing on a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant operates a trailer and truck rental and sales business at the site. She explained the SUP to continue the use expires on January 1, 2019. The applicant would like to continue the usage at the site; however the use and the maintenance of the site are not in compliance with the City's future land use plan for this site. Ms. Dent stated the parking lot is unpaved with trailers parked on gravel, dirt and grass.

Mr. Greg Ervin, 609 North Ohio Street, Toledo, Illinois, representing the applicant and Mr. Walter Estrada, son of applicant were present for questions.

Chairman Keeler clarified improvements were based on new truck sales and they did not put in a new truck sales and therefore did not do the upgrades. Ms. Dent confirmed noting the city has record the applicant in 2015 received a SUP for new truck sales.

A lengthy discussion was held and it was determined to continue the public hearing to allow for clarification if a SUP is required based on the applicant not putting in new truck sales.

**25. Consider recommendation of Zoning Change No. SU-18-0054**

**Action:**

*Vice Chairman Melissa Ballard moved to continue a request by Barb Hall, Ervin USA, for a Specific Use Permit (SUP) for Trailer, Truck Sales or Rental use within a Light Industrial-2 and Future Development zoning district, located at 4675 N Interstate 35, being 790 EC NEWTON 29.74 ACRES (Property ID 188460) - Owner: LUIS ESTRADA (SU-18-0054) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. Erik Barnard seconded, **All Ayes.***

City Secretary Lori Cartwright referenced Items 22 and 23 noting the items were continued after the Public Hearing was closed. She asked Chairman Keeler to reopen the Public Hearing in order to continue.

**Action:**

*Mrs. Bonney Ramsey moved to reopen PD-18-0048. Mr. Erik Barnard seconded, All Ayes.*

**Action:**

*Vice Chairman Melissa Ballard moved to continue the Public Hearing on a request by Grant Robinson, CPG Homes LLC, for a Zoning Change from a Multi-Family-2 zoning district to Planned Development-Multi-Family-2, with Concept Plan, located East of new Waxahachie High School, being 1080 WM C TUNNELL 6.536 ACRES (Property ID 264879) - Owner: THE MARK ON 287 OWNER LLC (PD-18-0048) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. Erik Barnard seconded, All Ayes.*

**26. Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to establish a cottage-concept neighborhood of approximately eighty (80) to ninety (90) detached single-family residences on Cantrell Street close to the Central Area (CA) zoning district. She stated clustered cottage neighborhoods have been proposed as alternative single-family residences for households not looking for the traditional residential design or have less need for a larger footprint. Ms. Dent reviewed the following staff concerns:

1. The lot coverage is higher than what is typically permitted in single family residential zoning districts.
2. The cementitious fiberboard is designed to last for fifteen (15) years.
3. The exterior construction will consist of seventy-five (75) percent non-masonry materials.
4. The parking is not on the same lot as the main structure and the enclosed garages provide for fewer vehicles than is required for single family residences.
5. The lot depth, width, area, and setbacks are all reduced.
6. The notes section may need to be removed.

Ms. Dent reported sixteen (16) notices were mailed to property owners and staff received one (1) supporting PD-18-0059.

Mr. Blain Vinson, Aspen Community Development, 2317 Arrow Way, McKinney, Texas, presented a concept planned development for a cottage community. He noted each cluster of homes being approximately eight (8) will share a Carriage House that is designed with outdoor patio, open living areas, restrooms and full size kitchen available to each homeowner for special

planned activities or communal daily gatherings. Mr. Vinson stated homeowners enjoy a spacious private retreat, as well as opportunities to interact with neighbors, creating a sense of togetherness, safety and responsibility. He reported the homes will be in the range of \$200,000 to \$300,000 and be a HOA community.

Those who spoke against PD-18-0059:

Mr. Ken Morgan, 855 Cantrell Street  
Mr. Justin Hayes, 829 Cantrell Street  
Ms. Doris Brogdon, 825 Cantrell Street  
Mr. Brady Jones, 826 Cantrell Street  
Ms. Jennie Frances Hayes, 828 Cantrell Street

Those who spoke for PD-18-0059:

Ms. Amy Hedtke, 106 Vanderbilt Lane, Waxahachie

A lengthy discussion was held and it was suggested to continue the Public Hearing.

**27. Consider recommendation of Zoning Change No. PD-18-0059**

**Action:**

*Mr. Jim Phillips moved to continue a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Single Family-3 zoning district to Planned Development-SF-3, with Concept Plan, located East of 865 Cantrell Street, being 6 JC ARMSTRONG 17.521 ACRES (Property ID 244351) - Owner: WALKER L GORDON ETAL (PD-18-0059) to the Planning and Zoning Commission meeting of June 12, 2018. Mr. David Hudgins seconded, All Ayes.*

**28. Public Hearing on a request by Sam Hix, Air Evac EMS, for a Specific Use Permit (SUP) for Heliport use within a Light Industrial-1 zoning district, located at 103 Industrial Drive, being 2R C N WAXAHACHIE IND PARK1 ACRES (Property ID 203244) - Owner: WESLEY E & F JUNE SAUNDERS (SU-18-0072)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant is seeking to establish a temporary helipad for an air ambulance station. She stated staff asked applicant to provide information as to how the proposal complies with the minimum standards set by the FAA. Ms. Dent reported seven (7) notices were mailed to property owners and staff received one (1) supporting SU-18-0072.

Those who spoke against SU-18-0072:

Mr. Matthew Redden, 307 Industrial Drive, Waxahachie  
Mr. Mike Redden, 307 Industrial Drive, Waxahachie

Ms. Whitney Miller, Air Evac EMS, 1001 Boardwalk Springs Place, O'Fallen, Missouri, stated this is temporary until they can build out at another location. She stated they will be at the temporary location up to twelve (12) months.

Vice Chairman Melissa Ballard asked how many lifts does Air Medical complete a day. Ms. Miller stated they average one lift per day.

There being no others to speak for or against SU-18-0072, Chairman Keeler closed the Public Hearing.

**29. Consider recommendation of Zoning Change No. SU-18-0072**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Sam Hix, Air Evac EMS, for a Specific Use Permit (SUP) for Heliport use within a Light Industrial-1 zoning district, located at 103 Industrial Drive, being 2R C N WAXAHACHIE IND PARK1 ACRES (Property ID 203244) - Owner: WESLEY E & F JUNE SAUNDERS (SU-18-0072) subject to staff report. Mrs. Bonney Ramsey seconded, All Ayes.*

**30. Public Comments**

None

**31. Adjourn**

There being no further business, the meeting adjourned at 9:58 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary