

Planning and Zoning Commission  
July 24, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, July 24, 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  
James Gaertner, City Engineer  
Tommy Ludwig, Executive Director of Community Development  
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. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of July 10, 2018
- b. Minutes of the Planning and Zoning Commission briefing of July 10, 2018

**Action:**

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

4. **Consider request by Ken Rogers, Herbert Beasley Land Surveyors LP for a Replat of Lot 4R Waxahachie Civic Center to create Lots 4R-1, 4R-2, and 4R-3 Waxahachie Civic Center, 14.172 acres (Property ID 227433) – Owner: LOOKOUT PARTNERS LP (RP-18-0109)**

Ms. Kelly Dent, Planner, reported the applicant seeks to replat one (1) lot into three (3) lots and create Lot 4R-3 specifically for a detention pond. She stated the development needs water and sewer services prior to recording the Replat.

The Commission expressed concern with the detention pond on its own lot and maintenance. Mr. James Gaertner, City Engineer, stated if it goes to default, the city code enforcement will step in. He recommended a note attached to the Replat from the HOA depicting maintenance requirements and who will maintain the detention pond.

**Action:**

*After further discussion, Vice Chairman Melissa Ballard moved to approve a request by Ken Rogers, Herbert Beasley Land Surveyors LP for a Replat of Lot 4R Waxahachie Civic Center to create Lots 4R-1, 4R-2, and 4R-3 Waxahachie Civic Center, 14.172 acres (Property ID 227433) – Owner: LOOKOUT PARTNERS LP (RP-18-0109) subject to staff comments and keeping the detention pond as part of Lot 4R-2. Ms. Betty Square Coleman seconded, All Ayes.*

- 5. Consider request by Jeremy Glenn, Waxahachie ISD, for a Preliminary Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (PP-18-0113)**

Ms. Dent reported the Preliminary Plat was approved by City Council on April 4, 2016 and explained it has now expired. She stated the applicant resubmitted with no changes and recommended approval.

**Action:**

*Mr. Jim Phillips moved to approve a request by Jeremy Glenn, Waxahachie ISD, for a Preliminary Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (PP-18-0113). Mr. David Hudgins seconded, All Ayes.*

- 6. Consider request by Jeremy Glenn, Waxahachie ISD, for a Final Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (FP-18-0112)**

Ms. Dent reviewed the following staff comments pertaining to the Final Plat:

1. The City will need to see the executed agreement between the District and the owners of the Mark on 287. Please ensure that a copy, signed by both parties, is made available.
2. Business 287 is a 110-foot wide thoroughfare. You will need to ensure that 55-feet of right-of-way is dedicated from the centerline of the road to your property. This may require dedication on your part. You will need to show the width of the right-of-way on your plat drawing, and either demonstrate that dedication is not required or make the appropriate amount of dedication.
3. A 15-foot utility easement must be shown along the street frontage. This can overlap other easements.
4. Some of the pages in the plat packet do not show the Water Easement to the City.

Ms. Dent reported the following outstanding fees must be paid before this plat is filed with Ellis County:

- a. Park fees of \$56,510.40
- b. Roadway impact fees of \$130,687.50 (thirty (30) percent of total roadway impact fees)
- c. Filing fees of \$225.00

Ms. Dent stated the applicant and surveyor are aware of outstanding comments noting a resubmittal has not been received at this point. She also noted the applicant is absent. Staff recommended approval per staff comments.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by Jeremy Glenn, Waxahachie ISD, for a Final Plat of New Waxahachie High School for 1 lot, being 94.184 acres situated in the J. Boyd Survey, Abstract 108, W.J. Boyce Survey, Abstract 109, E. Horton Survey, Abstract 466, and W.C. Tunnell Survey, Abstract 1008 (Property ID 180503) Owner: WAXAHACHIE ISD (FP-18-0112) subject to all staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

- 7. Continue Public Hearing on a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079)**

Chairman Keeler continued the Public Hearing and announced the applicant requested to continue to the Planning and Zoning Commission meeting of August 14, 2018.

- 8. Consider recommendation of Zoning Change No. PD-18-0079**

**Action:**

*Mr. Jim Phillips moved to continue a request by Verlin Taylor, VKT Associates, for a Zoning Change from a Commercial zoning district to Planned Development-Commercial, with Concept Plan, located at 1501 Dr. Martin Luther King Jr. Blvd., being 272 S M DURRETT 0.3426 ACRES (Property ID 182074) - Owner: VKT ASSOCIATES LLC (PD-18-0079) to the Planning and Zoning Commission meeting of August 14, 2018. Ms. Betty Square Coleman seconded, All Ayes.*

- 9. Public Hearing on a request by Chad Hill for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114)**

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to expand a structure on the property. The structure was erected without a specific use permit or a building permit and does not conform to the standards set by the City's current or prior Zoning Ordinances. She presented a petition of neighbors supporting Mr. Hill's request. Ms. Dent stated additional information is required.

Mr. Chad Hill, applicant, 141 Willowcrest, Waxahachie, presented a picture of the accessory building noting he purchased the property in 2017 and would like to expand it. He stated it will have stone and hardboard to match the house.

There being no others to speak for or against SU-18-0114, Chairman Keeler closed the Public Hearing.

**10. Consider recommendation of Zoning Change No. SU-18-0114**

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Chad Hill for a Specific Use Permit (SUP) for Accessory Building (Residential), Greater than or Equal to 700 S.F. use within a Planned Development-23-Single Family-1 zoning district, located at 141 Willowcrest, LOT 11A LAKEVIEW-REV 1.23 AC (Property ID 174724) - Owner: HILL CHAD W & CASI L (SU-18-0114) subject to all staff comments and subject to a revised drawing prior to City Council to match the existing structure remodel to the property. Mrs. Bonney Ramsey seconded, **All Ayes.***

**11. Public Comments**

None

**12. Adjourn**

There being no further business, the meeting adjourned at 7:32 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary