

Planning and Zoning Commission  
September 25, 2018

The Waxahachie Planning & Zoning Commission held a regular meeting on Tuesday, September 25, 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  
Erik Barnard

Members Absent: Jim Phillips  
David Hudgins

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  
Mary Lou Shipley, Council Representative

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

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

Chairman Keeler announced Mr. Erik Barnard is resigning from the Commission due to moving outside the city limits which disqualifies him from serving on the Commission. He thanked Mr. Barnard for his service.

3. **Public Comments**

None

4. **Consent Agenda**

- a. Minutes of the regular Planning & Zoning Commission meeting of September 11, 2018
- b. Minutes of the Planning and Zoning Commission briefing of September 11, 2018

**Action:**

*Mrs. Bonney Ramsey moved to approve items a. and b. on the Consent Agenda. Mr. Erik Barnard seconded, All Ayes.*

5. **Consider request by Iran Magallon for a Replat of Lots 4 and 12, Lindmark Estates Revised, to create Lots 1 and 2, R and M Estates, 13.821 acres (Property ID 230996) – Owner: TOMAS & RITA REYES (RP-18-0143)**

Ms. Kelly Dent, Planner, reported the applicant is changing a lot line to create two (2) lots. Staff recommended approval.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Iran Magallon for a Replat of Lots 4 and 12, Lindmark Estates Revised, to create Lots 1 and 2, R and M Estates, 13.821 acres (Property ID 230996) – Owner: TOMAS & RITA REYES (RP-18-0143) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

**6. Consider request by Ron Barson, Ledbetter Real Estate, for a Replat of Lot 2, Block E to create Lots 2R and 3, Block E, North Grove Business Park Phases Two and Four, 4.983 acres (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (RP-18-0139)**

Ms. Dent reported the applicant seeks to replat the property to subdivide. She stated the following remain outstanding and without payment, the plat cannot be filed at the county:

- Filing fees of \$104.00
- Cash in lieu of park dedication fees of \$22,126.80
- Formatting issues

Staff recommended approval subject to staff comments.

**Action:**

*Vice Chairman Melissa Ballard moved to approve a request by Ron Barson, Ledbetter Real Estate, for a Replat of Lot 2, Block E to create Lots 2R and 3, Block E, North Grove Business Park Phases Two and Four, 4.983 acres (Property ID 189293 and 189294) – Owner: LEDBETTER REAL ESTATE LTD (RP-18-0139) subject to staff comments and all outstanding fees to be paid prior to filing. Mrs. Bonney Ramsey seconded, All Ayes.*

**7. Consider request by James McDill, Davis & McDill, for a Preliminary Plat of Oxford Ranch Two Phase 2 for 48 lots, being a 69.645 acre addition in the T. Cassidy Survey, Abstract 255 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction – Owner: HARLAN PROPERTIES INC (PP-18-0147)**

Ms. Dent reported the plat for this development was approved by City Council in 2016 and expired after two (2) years due to no Final Plat. To continue work on the construction plans with Ellis County, the applicant needs an active plat. She stated the proposed plat includes 48 lots and all will be on septic system and Rockett Special Utility District will provide requested services. Staff recommended approval subject to paying Ellis County fees of \$1,840.00 and correcting revised drainage calculations.

**Action:**

*Mrs. Bonney Ramsey moved to approve a request by James McDill, Davis & McDill, for a Preliminary Plat of Oxford Ranch Two Phase 2 for 48 lots, being a 69.645 acre addition in the T. Cassidy Survey, Abstract 255 and the H.G. Hurst Survey, Abstract 458 (Property ID 181695) in the Extra Territorial Jurisdiction – Owner: HARLAN PROPERTIES INC (PP-18-0147) subject to staff comments. Ms. Betty Square Coleman seconded, All Ayes.*

**8. Consider request by Mathew Williamson, Gateway Engineering, for a Preliminary Plat of The Mark on 287 for 1 lot, being 6.525 acres situated in the William C. Tunnel Survey Abstract 1080 (Property ID 264879) – Owner: MARK ON 287 OWNER LLC (PP-18-0146)**

Ms. Dent reported a Planned Development-Multi Family-2 was approved earlier this year. She showed a map depicting the location being the south side of US Highway 287, adjacent to the new Waxahachie High School. Ms. Dent reviewed the right-of-way access noting the city does have a Public Right-Of-Way Development Agreement with The Mark on 287. She stated Waxahachie Independent School District is to dedicate right-of-way by separate instrument. Staff recommended approval per comments.

**Action:**

*Mr. Erik Barnard moved to approve a request by Mathew Williamson, Gateway Engineering, for a Preliminary Plat of The Mark on 287 for 1 lot, being 6.525 acres situated in the William C. Tunnel Survey Abstract 1080 (Property ID 264879) – Owner: MARK ON 287 OWNER LLC (PP-18-0146) subject to staff comments. Vice Chairman Melissa Ballard seconded, All Ayes.*

**9. Adjourn**

There being no further business, the meeting adjourned at 7:14 p.m.

Respectfully submitted,

Lori Cartwright  
City Secretary