

Planning and Zoning Commission  
February 23, 2016

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Tuesday, February 23, 2016 at 7:00 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Betty Jefferson, Vice Chairman  
Rick Keeler  
Bonney Ramsey  
Jim Phillips  
Rodney Bell

Members Absent: Melissa Ballard

Others Present: Darren Groth, Director of Planning  
Amber Villarreal, Assistant City Secretary  
David Hill, Council Representative  
Steve Chapman, City Attorney

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Chairman Jim Cooper called the meeting to order and gave the invocation.

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**Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of February 9, 2016.** Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Cooper opened the Public Hearing on a request by Liberty Multifamily, LLC for a Zoning Amendment from Planned Development-101-General Retail (PD-101-GR) to Multi-Family-1 (MF-1) for the property located at 811 MLK Jr. Blvd. being Town Addition, Lot PT 1, Block 171, 7.0 acres –Owner: Gibson & Gibson LLC (ZA 2016-03).

{ Vice Chairman Betty Jefferson arrived at 7:04 p.m. }

Richard Ashton, 2351 W. Northwest Hwy., Dallas, Texas requested approval to change the zoning on the current property to a multi-family use to allow for quality, affordable housing. He explained the area needs rehabilitation and development near the downtown corridor and the project is consistent with the Comprehensive Plan. Mr. Ashton presented renderings of building elevations and design for the development. He noted this would be a high quality residential community and plans to partner with local nonprofit groups for free programs for the residents.

Vice Chairman Betty Jefferson inquired about how many units there would be on the property and Mr. Ashton stated there would be 180. She expressed her concerns with the crowding of the property.

Mr. Rick Keeler inquired about the involvement with Texas Department of Housing and Community Affairs (TDHCA). Mr. Ashton noted TDHCA is the entity that will issue the bonds for the project. Mr. Keeler asked about the TDHCA requirements and Mr. Ashton noted they are very extensive and very detailed.

Chairman Cooper expressed his concern with the one entry and exit of the property noting that fire trucks would have a difficult time getting in the property. Mr. Ashton noted all units will have sprinkler systems and be in compliance with all fire code.

Mr. Jim Phillips expressed his concern with the multifamily unit in the same area as single family.

Assistant City Manager Michael Scott asked what percentage of the units will be low to moderate income and Mr. Ashton noted 40% of the units.

Mrs. Bonney Ramsey expressed her concern with the crowding of the units on the property, the entry and exit, and noted she doesn't believe this area is the best fit for high density housing. She inquired about lowering the density and Mr. Ashton noted they may consider 16 units.

Those who spoke in opposition:

Bertrand Maxwell, Jr., 1512 Mossy Ridge, Desoto, Texas  
Ruth Sutton, 909 MLK Jr. Blvd., Waxahachie, Texas

Planning Director Darren Groth reviewed the following Staff Comments:

<b>Current Zoning:</b>	PD-101-General Retail [Ord No. 2529]
<b>Requested Zoning:</b>	Multiple-Family Dwelling District – 1 (MF-1)
<b>Surrounding Zoning:</b>	Single-Family Residential-3 (SF-3)

### **REVIEW COMMENTS**

1. A site plan was not submitted with the application for a straight zoning change request. As a result, no engineering review was performed in conjunction with this application.
2. The Future Land Use Plan identifies this area as Low Density Residential.
3. Low Density Residential use is representative of traditional, single-family detached dwelling units on various size lots.
4. Traditional apartment-type units in attached living complexes characterize the High Density Residential land use designation.
5. Applicant requested a straight zoning change; however, staff recommends a Planned Development (PD) Zoning District be formed. The PD would require that the applicant must get a site plan approved for development. A PD district with detailed enhancements and amenities should be required rather than straight MF-1 zoning.

6. Any proposed (re)development in the vicinity of Getzendaner Ave should be reviewed in light of the significant public investment made by the City in and around this general area.

There being no others to speak for or against Zoning Amendment Request 2016-03, Chairman Cooper closed the Public Hearing.

**After a lengthy discussion, Vice Chairman Betty Jefferson moved to deny a request by Liberty Multifamily, LLC for a Zoning Amendment from Planned Development-101-General Retail (PD-101-GR) to Multi-Family-1 (MF-1) for the property located at 811 MLK Jr. Blvd. being Town Addition, Lot PT 1, Block 171, 7.0 acres –Owner: Gibson & Gibson LLC (ZA 2016-03. Mrs. Bonney Ramsey seconded, All Ayes.**

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Mark Shelton, JHDMC, 202 N I35E, Red Oak, Texas, requested approval of the Preliminary Plat of the Estates at North Grove, being 70.33 acres in the Henry Sange Survey, a-1009 and R. Russell Survey a-9111, for 190 residential lots at the southwest corner of North Grove Blvd and FM813 –Owner: JHDMC, LLC (PLM 2016-01). He noted this is the second phase in the North Grove Public Improvement District and it is in compliance with the North Grove planned development standards.

Assistant City Manager Michael Scott noted the work is starting on Brown Street and will work its way back to Highway 77.

Chairman Cooper inquired about the cost associated with rerouting FM 813 and Mr. Shelton explained the Public Improvement District funds will be used to pay for the road work.

Planning Director Darren Groth reviewed the following Staff Comments:

**Zoning:** PD-117-Mixed Use Community (North Grove) [Ord No. 2733]

**REVIEW COMMENTS**

1. On February 15, 2016, the applicant was emailed three minor redline comments related to the preliminary plat.
2. Except for the minor comments, the preliminary plat is deemed to be satisfactory. Any outstanding issues with utilities will be addressed during civil construction review.

**RECOMMENDATION**

Staff recommends APPROVAL of the plat, per the comments.

**Mr. Jim Phillips moved to approve the Preliminary Plat of the Estates at North Grove, being 70.33 acres in the Henry Sange Survey, a-1009 and R. Russell Survey a-9111, for 190 residential lots at the southwest corner of North Grove Blvd and FM813 –Owner: JHDMC, LLC (PLM 2016-01), subject to Staff Comments. Mr. Rick Keeler seconded, All Ayes.**

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Mark Shelton, JHDMC, 202 N I35E, Red Oak, TX, requested approval of the Final Plat of the Cove Phase 1A for 83 residential lots being 20.963 acres in the Henri Levy Survey a-629 and Robert Russell Survey a-911 located at the intersection of Bessie Coleman Blvd and Reserve Rd –Owner: Moritz Interest, LTD (FP 2016-03).

Mr. Jim Phillips inquired about a traffic light for the development. Mr. Shelton noted an extensive traffic study was conducted and all of the issues have been addressed. Assistant City Manager Michael Scott explained with the current traffic light at YMCA Drive, the new light in front of Academy is at the best possible location for the area. He noted the situation may need to be addressed in the future with growth.

Planning Director Darren Groth reviewed the following Staff Comments:

**Zoning:** PD-117-Mixed Use Community (North Grove) [Ord No. 2733]

**REVIEW COMMENTS**

1. Wildflower Drive needs to be renamed as South Hill Drive.
2. Recording information is required for all of the blank volume and page references.
3. On February 15, 2016, the applicant was emailed multiple redline comments related to the plat.

**RECOMMENDATION**

Staff recommends APPROVAL of the plat, per the comments.

**APPLICATION REQUIREMENTS**

Please provide 10 corrected, signed copies to the Planning Department.

**Mrs. Bonney Ramsey moved to approve the Final Plat of the Cove Phase 1A for 83 residential lots being 20.963 acres in the Henri Levy Survey a-629 and Robert Russell Survey a-911 located at the intersection of Bessie Coleman Blvd and Reserve Rd –Owner: Moritz Interest, LTD (FP 2016-03), subject to Staff Comments. Vice Chairman Betty Jefferson seconded, All Ayes.**

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**Citizens' Petitions and Requests:**

None

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There being no further business, the meeting adjourned at 7:41 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary