

Planning and Zoning Commission
November 14, 2017

The Waxahachie Planning & Zoning Commission (P&Z) held a regular meeting on Tuesday, November 14, 2017 at 7:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Melissa Ballard, Vice Chairman
Betty Square Coleman
Jim Phillips
Erik Barnard
David Hudgins

Members Absent: Rick Keeler, Chairman
Bonney Ramsey

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
Lori Saunders, City Secretary
Kevin Strength, Mayor

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

Vice Chairman Melissa Ballard called the meeting to order and Mr. David Hudgins gave the invocation.

3. **Consent Agenda**

- a. **Minutes of the regular P&Z meeting of October 24, 2017**
- b. **Request by Jerry Sanchez for a Final Plat of Sanchez Addition for 2 lots being a 12.000 acre addition in the H. Smith Survey, Abstract No. 976 in the Extra Territorial Jurisdiction (Property ID 263797 and 263798) – Owner: JERRY L SANCHEZ and JANA L SANCHEZ (FP-17-0126)**
- c. **Request by Todd Wintters, Engineering Concepts & Design, LP, for a Final Plat of Settlers Glen Addition Phase 5 for 82 lots being 15.270 acres situated in the William Paine Survey, Abstract No. 835 (Property ID 235295 and 189178) – Owner: SETTLERS GLEN LTD (FP-17-0146)**

Action:

Mr. Jim Phillips moved to approve items a. through c. on the Consent Agenda. Mr. Erik Barnard seconded, All Ayes.

4. **Continue Public Hearing on a request by Reginald Coulsell for a Zoning Change from a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district to Planned Development-Single Family-1 (PD-SF-1), with Concept Plan, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PD-17-0133)**

Vice Chairman Ballard opened the Public Hearing.

Ms. Kelly Dent, Planner, stated the applicant is seeking to establish a Planned Development to enable multiple uses. The applicant is requesting permission to develop several residential buildings and some non-residential buildings, and fencing. Ms. Dent reported at the Planning and Zoning Commission meeting of October 24, 2017, the Commission continued the Public Hearing to allow further clarification of applicant's desire. Since then, the applicant has had several meetings with City Staff and with residents, and made revisions to the proposed development.

Mr. Reginald Coulsell and Ms. Crystal Taylor, Applicants, 115 Cynisca, Waxahachie, presented a project plan noting the equestrian facility has been eliminated. Phase 1 includes a barn home, with leased horse stalls, and a wedding venue to be built in 2018. Phase 2 will include a second matching barn home with leased horse stalls. Ms. Taylor stated wedding receptions with music will be held inside the venue. The applicant requested modifications pertaining to roofing materials and requested a 40% reduction of masonry and fencing requirements.

Those who spoke against PD-17-0133:

Mr. Marcus Payne, 360 Hunter Pass, Waxahachie, and President of the Crystal Cove Home Owners Association (HOA) reported the HOA held a special session to review the proposed development noting fifty-one members opposed the proposed zoning change. The members felt the development will increase traffic and noise level in the neighborhood and will have a significant impact on property value.

Mr. Don Martin, 320 Hunter Pass, Waxahachie
Ms. Franchise Jackson, 115 Eagle Point Drive, Waxahachie
Mr. James Allen, 97 Eagle Point Drive, Waxahachie
Ms. Janet Leon, 100 Crystal Cove, Waxahachie
Mr. Wade Brewer, 107 Crystal Cove, Waxahachie
Mr. Darrell Thompson, 102 Crystal Cove, Waxahachie
Mr. Benjamin Wilson, 4022 Howard Road, Waxahachie
Ms. Jana Hoffman, 115 Hunter Pass, Waxahachie
Mr. Jesse Gibson 105 Crystal Cove, Waxahachie

Those who spoke for PD-17-0133:

Mr. Warren snow, 3175 Howard Road, Waxahachie
Ms. Margie Jeffcott, 3881 Howard Road, Waxahachie
Mr. Billy Yates, 202 Old Howard Road, Waxahachie

Vice Chairman Ballard announced the Commission received petitions with 51 signatures opposing, 17 for and 25 local businesses in support of PD-17-0133.

After further discussion and there being no others to speak for or against PD-17-0133, Vice Chairman Ballard closed the Public Hearing.

5. Consider recommendation of Zoning Change No. PD-17-0133

Action:

Mr. Jim Phillips moved to deny a request by Reginald Coulsell for a Zoning Change from a Planned Development-23-Single Family-1 (PD-23-SF-1) zoning district to Planned Development-Single Family-1 (PD-SF-1), with Concept Plan, located North of Hunter Pass on FM 877, being 374 A B FLUERY 17.329 ACRES (Property ID 183557) - Owner: CRYSTAL TAYLOR & REGINALD COULSELL II (PD-17-0133) per Staff Comments and encouraged applicant to revisit with City Staff for a better use Concept Plan. Mr. Erik Barnard seconded. The vote was as follows:

*Ayes: Melissa Ballard
 Jim Phillips
 Erik Barnard
 David Hudgins*

Noes: Betty Square Coleman

The motion carried.

6. Public Hearing on a request by Nancy Post for a Zoning Change from a Single Family-2 (SF-2) zoning district to Planned Development-Single Family-2 (PD-SF-2), with Concept Plan, located at 606 Sycamore Street, being 5B;ALL 6;7A 7 UNIV ANNEX 0..459 ACRES (Property ID 176397) - Owner: NANCY POST (PD-17-0141)

Vice Chairman Ballard opened the Public Hearing.

Ms. Dent stated the applicant seeks to build a detached garage and meets the requirements of the Zoning Ordinance regarding setbacks, usage, and size. The applicant's home is brick with siding and the applicant proposes to build an accessory building constructed without brick and only siding to match the siding on the main structure. Ms. Dent stated Staff supports the request.

There being no others to speak for or against PD-17-0141, Vice Chairman Ballard closed the Public Hearing.

7. Consider recommendation of Zoning Change No. PD-17-0141

Action:

Mr. Jim Phillips moved to approve a request by Nancy Post for a Zoning Change from a Single Family-2 (SF-2) zoning district to Planned Development-Single Family-2 (PD-SF-2), with Concept Plan, located at 606 Sycamore Street, being 5B;ALL 6;7A 7 UNIV ANNEX 0..459 ACRES (Property ID 176397) - Owner: NANCY POST (PD-17-0141) subject to Staff Comments. Mr. David Hudgins seconded, All Ayes.

8. **Public Hearing on a request by Ken Davis, Pape-Dawson Engineers, Inc., for a Zoning Change to revise language and mapping exhibits contained in City Ordinance No. 2733 as amended by City Ordinance No. 2841 and 2870 in the “North Grove Planned Development District” for approximately 213 acres of land (Property ID 192636, 192643, 192639) - Owners: 112 LLC and MOUNTAIN CREEK PARTNER III LLC (PD-17-0142)**

Mr. Shon Brooks, Director of Planning, announced Staff received notice that the Owner withdrew the application for PD-17-0142.

9. **Consider recommendation of Zoning Change No. PD-17-0142**

Action:

None – Owner withdrew application

10. **Public Hearing on a request by Hugo Monsanto, Hugo Monsanto Architect, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Commercial (PD-C), with Concept Plan, located at 317 N Elm Street, being 5 & 6 33 TOWN-WAXAHACHIE 0.2610 ACRES (Property ID 170734) - Owner: DANIEL LEAMON (PD-17-0143)**

Vice Chairman Ballard opened the Public Hearing.

Ms. Dent reported the applicant seeks to renovate an existing restaurant while increasing the size of the building. She stated the applicant requests relief from the requirement that construction be comprised of 90% masonry. Instead, the applicant requests masonry requirements be lowered to 50% with no more than 50% of the building exterior being comprised of cementitious fiberboard or similar materials. Ms. Dent reviewed the Planned Development Standards noting the base zoning for the park ratio is 1 per 100 square feet or 1 per 3 seats, whichever is larger. Applicant proposed 1 parking space per 4 seats. Staff recommends approval subject to additional conditions that may be necessary to receive approval for the proposed development.

There being no others to speak for or against PD-17-0143, Vice Chairman Ballard closed the Public Hearing.

11. **Consider recommendation of Zoning Change No. PD-17-0143**

Action:

Mr. David Hudgins moved to approve a request by Hugo Monsanto, Hugo Monsanto Architect, for a Zoning Change from a Commercial (C) zoning district to Planned Development-Commercial (PD-C), with Concept Plan, located at 317 N Elm Street, being 5 & 6 33 TOWN-WAXAHACHIE 0.2610 ACRES (Property ID 170734) - Owner: DANIEL LEAMON (PD-17-0143) subject to Staff Comments. Ms. Betty Square Coleman seconded, All Ayes.

- 12. Public Hearing on a request by Michael Rapavi, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR), with Concept Plan, located at 325 Broadhead Road, being 5 J B & A ADAMS LOCKED GATE5 ACRES (Property ID 209231) - Owner: KNIGHTS COLUMBIAN CLUB INC (PD-17-0147)**

Vice Chairman Ballard opened the Public Hearing.

Ms. Dent reported the applicant seeks to erect an accessory building to house a smoker that the Knights of Columbus will use to prepare foods for charitable sales. The building will be 840 square feet and will match the exterior finish of the existing building.

Ms. Betty Square Coleman asked the applicant to add some landscaping to include crepe myrtle trees. The applicant concurred.

There being no others to speak for or against PD-17-0147, Vice Chairman Ballard closed the Public Hearing.

- 13. Consider recommendation of Zoning Change No. PD-17-0147**

Action:

Mr. Jim Phillips moved to approve a request by Michael Rapavi, for a Zoning Change from a General Retail (GR) zoning district to Planned Development-General Retail (PD-GR), with Concept Plan, located at 325 Broadhead Road, being 5 J B & A ADAMS LOCKED GATE5 ACRES (Property ID 209231) - Owner: KNIGHTS COLUMBIAN CLUB INC (PD-17-0147) subject to Staff Comments and including additional landscaping with crepe myrtle trees. Ms. Betty Square Coleman seconded, All Ayes.

- 14. Consider moving the time for the November 28, 2017 Planning and Zoning Commission meeting from 7:00 P.M. to 4:00 P.M. due to the Christmas Parade and Tree Lighting**

Action:

After a brief discussion, Ms. Betty Square Coleman moved to change the time for the November 28, 2017 Planning and Zoning Commission meeting from 7:00 p.m. to 4:00 p.m. due to the Christmas Parade and Tree Lighting. Mr. Erik Barnard seconded, All Ayes.

- 15. Public Comments**

Ms. Dent introduced the City's Executive Director of Community Development, Mr. Tommy Ludwig.

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16. Adjourn

There being no further business, the meeting adjourned at 9:04 p.m.

Respectfully submitted,

Lori Saunders

City Secretary