

Planning and Zoning Commission
November 28, 2017

The Waxahachie Planning & Zoning Commission (P&Z) held a regular meeting on Tuesday, November 28, 2017 at 4:00 p.m. in the Council Chamber at 401 S. Rogers St., Waxahachie, TX.

Members Present: Rick Keeler, Chairman
Bonney Ramsey
Jim Phillips
David Hudgins

Members Absent: Melissa Ballard, Vice Chairman
Betty Square Coleman
Erik Barnard

Others Present: Shon Brooks, Director of Planning
Kelly Dent, Planner
James Gaertner, City Engineer
Amber Villarreal, Assistant City Secretary
David Hill, 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 P&Z meeting of November 14, 2017
- b. Request by Troy Thomas, Pape-Dawson Engineers, Inc., for a **Final Plat** of The Cove Phase 2 for 94 residential lots and 1 open space lot being a 24.329 acre addition in the Henry Sange Survey, Abstract No. 1009, the Robert Russell Survey, Abstract No. 911, and the Henri Levy Survey, Abstract No. 629 (Property ID 223031) – Owner: Moritz Interests LTD (FP-17-0152)
- c. Request by Troy Thomas, Pape-Dawson Engineers, Inc., for a **Final Plat** of the Estates of North Grove Phase 1 for 190 residential lots and 4 open space lots being a 69.588 acre addition in the Henry Sange Survey, Abstract No. 1009, and the R. Russell Survey, Abstract No. 911 (Property ID 190002 and 262138) – Owner: JHH North Grove Development LLC (FP-17-0153)

Action:

Ms. Bonney Ramsey moved to approve items a. through c. on the Consent Agenda. Mr. David Hudgins seconded, All Ayes.

- 4. Public Hearing on a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-17-0148)**

Chairman Keeler opened the Public Hearing.

Planner Kelly Dent announced the applicant requested to continue PD-17-0148 to the Planning and Zoning Commission meeting of December 12, 2017.

5. Consider recommendation of Zoning Change No. PD-17-0148

Action:

Mr. Jim Phillips moved to continue a request by Jeff Crannell, CCM Engineering, for a Zoning Change from a Commercial (C) zoning district to a Freestanding Planned Development (PD), with Concept Plan, for a mixed-use development located East of existing Camden Park Subdivision, being 272 S M DURRETT 169.121 ACRES (Property ID 182052) - Owner: DARELL THOMPSON SCHWAB (PD-17-0148) to the Planning and Zoning Commission meeting of December 12, 2017. Mr. David Hudgins seconded, All Ayes.

6. Public Hearing on a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Commercial and General Retail (C and GR) zoning district to Planned Development-Commercial (PD-C) and Planned Development-General Retail (PD-GR), with Concept Plan, located at 2325 Highway 77, being Phase 1 of the North Grove Business Park (Property ID 189301) - Owner: SAP PROPERTIES LLC (PD-17-0151)

Chairman Keeler opened the Public Hearing.

Ms. Dent reviewed the staff comments and explained the applicant received permission to erect a Unified Lot Sign at the North Grove Business Park in Ordinance No. 2876, however, that ordinance applied specifically to Lot 2, Block D being able to utilize the sign. This case is an attempt to ensure that Lots 1 and 2, Block A; Lot 1, Block B; Lot 1, Block D; and Lot 1, Block E can use the unified lot sign, if approved by their respective landlords.

This case also seeks to permit restaurants to operate drive-through establishments without the need to go through the Specific Use Permit process, though they must go through the Administrative Site Plan process, and to allow the erection of monument signs on Lots 1 and 2, Block A; and Lot 1, Block B, provided said signs meet the requirements set forth in the Zoning Ordinance.

Chairman Keeler clarified that there will be one unified lot sign for the lot, but the restaurant pad sites will be allowed their standard monument sign and Ms. Dent confirmed. Chairman Keeler asked if there will be more tenants than spaces on the lot sign.

Ms. Jamie Castro, 316 Fox Hollow Drive, Red Oak, TX, replied yes and their signs will be displayed directly on the building and not on the unified lot sign. Only the businesses that do not have frontage to Highway 77 will be on the unified lot sign.

There being no others to speak for or against PD-17-0151, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of Zoning Change No. PD-17-0151

Action:

Ms. Bonney Ramsey moved to approve a request by Blain Vinson, Aspen Community Development, for a Zoning Change from a Commercial and General Retail (C and GR) zoning district to Planned Development-Commercial (PD-C) and Planned Development-General Retail (PD-GR), with Concept Plan, located at 2325 Highway 77, being Phase 1 of the North Grove Business Park (Property ID 189301) - Owner: SAP PROPERTIES LLC (PD-17-0151) subject to all staff comments. Mr. David Hudgins seconded, All Ayes.

8. Public Comments

City Engineer James Gaertner invited everyone to the Christmas Parade and tree lighting beginning at 6:30 p.m.

Commission Members and Staff welcomed Ms. Ramsey back to the commission after a brief absence.

Assistant City Secretary introduced the new Assistant to the City Manager Chelsey Gordon.

Chairman Keeler inquired about the December commission meetings & Planning Director Shon Brooks noted the commission will only meet on December 12th due to the Christmas holiday.

9. Adjourn

There being no further business, the meeting adjourned at 4:17 p.m.

Respectfully submitted,

Amber Villarreal
Assistant City Secretary