

Planning and Zoning Commission
December 12, 2017

The Waxahachie Planning & Zoning Commission (P&Z) held a regular meeting on Tuesday, December 12, 2017 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
Lori Cartwright, 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 28, 2017
- b. Consider request by Blain Vinson, Aspen Community Development, for a Final Plat of North Grove Business Park, Phases One & Three for 6 lots, being 31.822 acres in the A.S. Pruett Survey, Abstract No. 848, John Shaver Survey, Abstract No. 1000, and the E.C. Newton Survey, Abstract No. 791 (Property ID 189301) – Owner: SAP PROPERTIES, LLC (FP-17-0159)

Action:

Mrs. Bonney Ramsey moved to approve items a. through b. on the Consent Agenda. Mrs. Betty Square Coleman seconded, All Ayes.

4. **Continue 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.

Ms. Kelly Dent, Planner, announced the applicant withdrew the request for PD-17-0148.

No action to be taken.

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

Action:

No action taken

6. Public Hearing on a request by Clyde Melick, Waxahachie ISD, for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Planned Development-Single Family-2 (PD-SF-2), with Concept Plan, located at 631 Solon Road, being 1 SOLON ROAD ELEMENTARY 23.948 ACRES (Property ID 220963) - Owner: WAXAHACHIE ISD (PD-17-0154)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to build office space and a warehouse for the District's support services team. The warehouse will store equipment and items used by the District to maintain and repair District facilities. Staff recommended approval per staff comments that are listed in the application packet.

There being no others to speak for or against PD-17-0154, Chairman Keeler closed the Public Hearing.

7. Consider recommendation of Zoning Change No. PD-17-0154

Action:

Mr. Jim Phillips moved to approve a request by Clyde Melick, Waxahachie ISD, for a Zoning Change from a Single Family-2 (SF-2) zoning district to a Planned Development-Single Family-2 (PD-SF-2), with Concept Plan, located at 631 Solon Road, being 1 SOLON ROAD ELEMENTARY 23.948 ACRES (Property ID 220963) - Owner: WAXAHACHIE ISD (PD-17-0154) subject to staff comments. Mrs. Betty Square Coleman seconded, All Ayes.

8. Consider request by Terry Weaver, JHDMC, LLC, for a Preliminary Plat of Sheppard's Place for 260 residential lots and 5 open space lots, being 79.664 acres in the E. Horton Survey, Abstract No. 466 (Property ID 185243) – Owner: SHEPHERD PLACE HOMES INC (PP-17-0157)

Ms. Dent presented a location map noting the general location is on the west side of FM 664 and north of Business 287. It is currently zoned Planned Development. She reported there are questions about how the park land dedication is to be handled. The City prefers the applicant maintain the open space through the Home Owners Association with the proposed reversion clause. The applicant's legal team is drafting the proposed reversion clause for the City's legal team to review. If an agreement cannot be reached, applicant is responsible for \$106,000 in park land dedication fees.

Action:

After further discussion, Vice Chairman Melissa Ballard moved to approve a request by Terry Weaver, JHDMC, LLC, for a Preliminary Plat of Sheppard's Place for 260 residential lots and 5 open space lots, being 79.664 acres in the E. Horton Survey, Abstract No. 466 (Property ID 185243) – Owner: SHEPHERD PLACE HOMES INC (PP-17-0157) subject to staff comments.. Mr. David Hudgins seconded. The vote was as follows:

*Ayes: Rick Keeler
Melissa Ballard
Bonney Ramsey
Erik Barnard
David Hudgins*

*Noes: Betty Square Coleman
Jim Phillips*

The motion carried.

9. Consider Landscape Plan for Sheppard's Place as a companion to PP-17-0157 – Owner: SHEPHERD PLACE HOMES INC

Ms. Dent reported the applicant does not have a landscape plan ready to present.

Action:

Mrs. Bonney Ramsey moved to deny, without prejudice, Landscape Plan for Sheppard's Place as a companion to PP-17-0157 – Owner: SHEPHERD PLACE HOMES INC. Vice Chairman Melissa Ballard seconded, All Ayes.

10. Public Hearing on a request by Helen F. Reed, Helen's House, for a Zoning Change from a General Retail (GR) zoning district to Single Family-2 (SF2), located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: HELEN F REED (ZC-17-0160)

Chairman Keeler opened the Public Hearing.

Ms. Dent reported the applicant seeks to rezone the property from General Retail to Single Family-2 to enable her to move back to the property and ensure the zoning is in line with regulations by the State of Texas to allow a Family Home (child care in place of residence). She stated ZC-17-0160 is a companion case to agenda items 12 and 13.

Ms. Helen Reed, 320 Lynn Street, Waxahachie, stated currently the location is considered a day-care and the State does not allow living quarters at a daycare location. She explained the zoning change will allow her to move back in and have a Child-Care Home caring for a total capacity of 12 children.

There being no others to speak for or against ZC-17-0160, Chairman Keeler closed the Public Hearing.

11. Consider recommendation of Zoning Change No. ZC-17-0160

Action:

Mrs. Bonney Ramsey moved to approve a request by Helen F. Reed, Helen's House, for a Zoning Change from a General Retail (GR) zoning district to Single Family-2 (SF2), located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: HELEN F REED (ZC-17-0160) subject to staff comments. Mr. David Hudgins seconded, All Ayes.

12. Public Hearing on a request by Helen F. Reed, Helen's House, for a Specific Use Permit (SUP) to allow a Family Home (child care in place of residence) use within a Single Family-2 (SF2) zoning district, located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: HELEN F REED (SU-17-0158)

Chairman Keeler opened the Public Hearing and stated SU-17-0158 is a companion case to agenda items 10 and 11.

There being no others to speak for or against SU-17-0158, Chairman Keeler closed the Public Hearing.

13. Consider recommendation of Zoning Change No. SU-17-0158

Action:

Mr. David Hudgins moved to approve a request by Helen F. Reed, Helen's House, for a Specific Use Permit (SUP) to allow a Family Home (child care in place of residence) use within a Single Family-2 (SF2) zoning district, located at 320 Lynn Street (Property ID 173399), being 2E PT PT RD 1 FERRIS 2ND 0.341 ACRES – Owner: HELEN F REED (SU-17-0158) subject to staff comments. Mrs. Betty Square Coleman seconded, All Ayes.

14. Public Comments

Ms. Amy Hedtke, 106 Vanderbilt, Waxahachie, stated the Planning and Zoning Commission is the HUB of what is being spent in the city. She stated city residents voted down the schools because the taxes are too high and at the end of the day money comes out of their pockets. Ms. Hedtke stated wasted unnecessary spending monies need to be turned back to the taxpayers and noted if you are going to support the schools, then lower the taxes. She asked the Commission to stop going down the road of project after project.

15. Adjourn

There being no further business, the meeting adjourned at 7:29 p.m.

Respectfully submitted,

Lori Cartwright
City Secretary